

Linwood-Central-Heathcote Community Board AGENDA

Notice of Meeting:

An ordinary meeting of the Linwood-Central-Heathcote Community Board will be held on:

Date: Wednesday 17 May 2017
Time: 10am
Venue: The Board Room, 180 Smith Street,
Linwood

Membership

Chairperson	Sally Buck
Deputy Chairperson	Jake McLellan
Members	Alexandra Davids
	Yani Johanson
	Darrell Latham
	Tim Lindley
	Brenda Lowe-Johnson
	Deon Swiggs
	Sara Templeton

12 May 2017

Shupayi Mpunga
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Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted.
If you require further information relating to any reports, please contact the person named on the report.

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Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

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1. Apologies

2. Declarations of Interest

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Confirmation of Previous Minutes

That the minutes of the Linwood-Central-Heathcote Community Board meeting held on [Monday, 1 May 2017](#) be confirmed (refer page 5).

4. Deputations by Appointment

4.1 St Johns Street –Volume and Speed of Traffic

Ruth Dyson, Member of Parliament Port Hills, will speak regarding the increases in the volume and speed of traffic using St John's Street to move from Linwood Avenue to Ferry Road.

Residents, particularly elderly ones from Council housing in Streamside Court and Clinton Lane, must cross the road to get to the shopping centre or supermarket on the opposite side of the road. Tamariki School at 86 St John's Street means children are also vulnerable.

A recently refurbished New World supermarket has meant traffic has increased, with a particular issue being cars moving from the carpark into St John's Street.

5. Presentation of Petitions

There were no petitions received at the time the agenda was prepared.

Linwood-Central-Heathcote Community Board OPEN MINUTES

Date: Monday 1 May 2017
Time: 3pm
Venue: The Board Room, 180 Smith Street,
Linwood

Present

Deputy Chairperson	Jake McLellan
Members	Alexandra Davids
	Yani Johanson
	Darrell Latham
	Tim Lindley
	Deon Swiggs

1 May 2017

Shupayi Mpunga
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- Part A** **Matters Requiring a Council Decision**
Part B **Reports for Information**
Part C **Decisions Under Delegation**
-

The agenda was dealt with in the following order.

1. Apologies

Part C

Community Board Resolved LCHB/2017/00085

That the apologies for absence from Sally Buck and Sara Templeton be accepted.

Alexandra Davids/Tim Lindley

Carried

2. Declarations of Interest

Part B

Darrell Latham declared an interest in Item 4.1 Development in Major Hornbrook Road.

3. Confirmation of Previous Minutes

Part C

Community Board Resolved LCHB/2017/00086

Community Board Decision

That the minutes of the Linwood-Central-Heathcote Community Board meeting held on Wednesday, 19 April 2017 be confirmed.

Deon Swiggs/Tim Lindley

Carried

4. Deputations by Appointment

Part B

4.2 Lack of Cycleways on Aldwins and Ensors Roads

Richard Edmondson, Principal of Linwood College and Andrea Cummings, community member, spoke on behalf of Linwood College regarding the lack of cycleways on Aldwins and Ensors Roads.

Community Board Resolved LCHB/2017/00087

That the Linwood-Central-Heathcote Community Board:

1. Request a report on the installation of a cycle corridor and measures to reduce speed on Aldwins Road and Ensors Road.
2. Thank Mr Edmondson and Ms Cummings for their deputation.

Deon Swiggs/Alexandra Davids

Carried

4.1 Development in Major Hornbrook Road

Sarah and George Marsh, residents of Major Hornbrook Road, spoke to the Board on their upcoming development which includes a proposal to purchase Council land.

Following questions from Board members, the Chairperson thanked Mr and Ms Marsh for their deputation.

5. Presentation of Petitions

Part B

There was no presentation of petitions.

6. Final Concept Design For Woolston Community Facility

Staff Recommendation

That the Linwood-Central-Heathcote Community Board:

1. Approve the final concept design for the rebuild of the Woolston Community Facility at 689 Ferry Road.

Community Board Resolved LCHB/2017/00088

Part C

That the Linwood-Central-Heathcote Community Board:

1. Lay the report on the table until the 17 May 2017 meeting to allow Development Christchurch Limited (DCL) to give formal advice on the concept design in relation to the Ferry Road Master Plan.

Yani Johanson/Deon Swiggs

Carried

7. An Accessible City Traffic Plan - 30km Riccarton Avenue Threshold Gateway

Board Comment

The Board previously considered this report at its 19 April 2017 meeting. It was decided to let the report lie on the table pending staff investigating the necessity of the proposed removal of one car park. A memorandum was attached to the report with staff advice on this matter.

Staff Recommendations

That the Linwood-Central-Heathcote Community Board:

1. Revoke all existing parking and stopping restrictions on the north east side of Riccarton Avenue, commencing at its intersection with Oxford Terrace and extending in a north westerly direction for 61 metres.
2. Approve that the stopping of vehicles be prohibited at any time on the north east side of Riccarton Avenue, commencing at its intersection with Oxford Terrace and extending in a north westerly direction for 61 metres.
3. Approve the line marking changes, kerb alignment changes and traffic islands on Riccarton Avenue from its intersection with Oxford Terrace and extending in a north westerly direction of 61 metres, in accordance with Attachment A.

Community Board Resolved LCHB/2017/00089

Part C

That the Linwood-Central-Heathcote Community Board:

1. Revoke all existing parking and stopping restrictions on the north east side of Riccarton Avenue, commencing at its intersection with Oxford Terrace and extending in a north westerly direction for 61 metres.
2. Approve that the stopping of vehicles be prohibited at any time on the north east side of Riccarton Avenue, commencing at its intersection with Oxford Terrace and extending in a north westerly direction for 61 metres.
3. Approve the line marking changes, kerb alignment changes and traffic islands on Riccarton Avenue from its intersection with Oxford Terrace and extending in a north westerly direction of 61 metres, in accordance with Attachment A.
4. Notes that the no-stopping restrictions in relation to the one car park be delayed until the parking issues around the hospital have improved and requests that staff inform the Board prior to the no-stopping restrictions in relation to the car park work commences.

Deon Swiggs/Yani Johanson

Carried

8. Application to Linwood-Central-Heathcote Youth Development Fund – Hannah Berrill

Community Board Resolved LCHB/2017/00090 (Original Staff Recommendation Accepted without Change)

Part C

That the Linwood-Central-Heathcote Community Board:

1. Approves a grant of \$500 from its 2016/17 Youth Development Fund to Hannah Berrill towards travelling to Wisconsin for the Future Problem Solving Competition.

Yani Johanson/Alexandra Davids

Carried

Tim Lindley requested that his abstention be noted.

**9. Linwood-Central-Heathcote Community Board Area Report
Staff Recommendations**

That the Linwood-Central-Heathcote Community Board:

1. Receive the Area Update.
2. Approve the Board's Submission on the Council's 2017/18 Draft Annual Plan, which was submitted on 27 April 2017.
3. Inform staff of items they would like passed on to the Newline Team as suggestions for Newline and in the Board's newsletter.
4. Inform staff on items they would like included in the Board Report to Council.

Community Board Resolved LCHB/2017/00091

Part B

That the Linwood-Central-Heathcote Community Board:

1. Receive the Area Update.
2. Approve the Board's Submission on the Council's 2017/18 Draft Annual Plan, which was submitted on 27 April 2017.
3. Request that the issue of unpleasant odours in the Bromley area be explained to the community as a topic for the Council's Newsline and the Board's newsletter.
4. That the Board Report to Council cover the future of Linwood Village and the positive outcomes of the Master Plans.

Darrell Latham/Deon Swiggs

Carried

10. Elected Member Information Exchange

Part B

The Board received and noted the following information from members:

1. **Coastal Futures Group** – The Board were advised that a meeting between the Board Chairpersons, Deputy Chairpersons and staff will be held later in the week. The Board requested further information on the representation status of the Coastal Futures Group.
2. **Matuku Takotako: Sumner Centre.** The Board request a seminar in relation to Matuku Takotako: Sumner Centre opening, potential use of, and management of the facility.
3. **Linwood Village** - Concern was noted about the negative comments in the media lately. The Board requested that Jim Lundy from Regenerate Christchurch be invited to meet with the Board specifically to discuss about regeneration of the area that supports the community aspirations for a revitalisation plan.
4. **Community Facility Leases** – The Board requested information about facility leases for new buildings.
5. **Heritage Forum** – The Board were informed that the recent Heritage Forum held at New Brighton was a good forum. Board members were encouraged to attend the other forum to be held on Saturday 6 May.
6. **Wifi in Community Facilities** – The Board enquired if it was possible to have wifi installed in Council community facilities.

11. Questions Under Standing Orders

Part B

There were no questions under Standing Orders at this meeting.

Meeting concluded at 4.46pm.

CONFIRMED THIS 17th DAY OF MAY 2017

JAKE MCLELLAN
DEPUTY CHAIRPERSON

Item 3 - Minutes of Previous Meeting 1/05/2017

6. Final Concept Design For Woolston Community Facility

Reference: 17/449153

Contact: Selena Robertson selena.robertson@ccc.govt.nz 0211724817

1. Secretarial Note:

- 1.1 The Board previously considered this report at its 1 May 2017 meeting. It was decided to let the report lie on the table until the 17 May 2017 meeting to allow Development Christchurch Limited (DCL) to give formal advice on the concept design in relation to the Ferry Road Master Plan. A memorandum is attached with staff advice on this matter.

2. Purpose and Origin of Report

Purpose of Report

- 2.1 The purpose of this report is for the Linwood-Central-Heathcote Community Board to approve the final concept design for the rebuild of the Woolston Community Facility at 689 Ferry Road, which contains the Voluntary Library as well as spaces for community use and a public toilet.

Origin of Report

- 2.2 This report is being provided to fulfil Council approved funding to allow for the delivery of the Community Facilities Rebuild Tranche 2 projects, of which this project is included.

3. Significance

- 3.1 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 3.1.1 The level of significance was determined by assessing the impact of the proposal against each criterion as specified in the Christchurch City Council's Significance and Engagement Policy worksheet for significance assessments.
 - 3.1.2 The community engagement and consultation outlined in this report reflect the assessment.

4. Staff Recommendations

That the Linwood-Central-Heathcote Community Board:

1. Approves the final concept design for the rebuild of the Woolston Community Facility at 689 Ferry Road.

5. Key Points

- 5.1 This report supports the [Council's Long Term Plan \(2015 - 2025\)](#):
 - 5.1.1 Activity: Community Facilities
 - Level of Service: 2.0.9 Support volunteer libraries
 - Level of Service: 2.0.1 Provide community facilities
- 5.2 The following feasible options have been considered:
 - **Option 1** – Approve the final concept design (preferred option).
 - **Option 2** – Request specific changes are made and staff return with the amended concept design.

- **Option 3** – Do not proceed with the rebuild of the facility.

5.3 Option Summary - Advantages and Disadvantages

5.3.1 The advantages of **Option 1 - Approve the final concept design (preferred option)** include:

- Progressing the project immediately, resulting in a faster and cheaper new build, enabling the public to use the facility at the earliest possible date of mid-2018.
- After two rounds of consultation the public will be reassured that we are listening to their feedback since they will see progress on site from late-2017.

The disadvantages of this option include:

- No further input to the concept will be received as the concept will not be revisited beyond this point.

5.3.2 The advantages of **Option 2 – Request specific changes are made and staff return with the amended concept design** include:

- Making changes to the concept design to make it more fit for purpose.

The disadvantages of this option include:

- It will cause a delay to the project timeline resulting in everything having to be pushed out. If changes are known, the best approach is to advise them as part of the resolution subject to the changes being made in the next design phase. It may also add to the overall cost.
- The public may lose trust in us as it will be another delay to them getting their new facility.

5.3.3 The advantages of **Option 3 – Do not proceed with the rebuild of the facility** include:

- The money assigned to this project could be reassigned to another project in the facilities rebuild programme.

The disadvantages of this option include:

- Causing disappointment in the community; especially those groups who have already shown an interest in using the facility.
- The Voluntary Library would have to find another location to operate from.
- People in the area will continue to only have access to a port-a-loo rather than a proper public toilet.
- It may add to the feeling of abandonment and unimportance Woolston Village is already experiencing.

6. Context/Background

6.1 The Woolston Community Library at 689 Ferry Road, was one of the first suburban libraries to open in Christchurch in 1871, and against all odds, the library survived, until it was badly damaged in the Christchurch earthquakes of 2010 and 2011. The building was demolished in June 2011.

6.2 On 28 November 2016 the project team attended the Community Board Seminar and covered: introducing the team, the first round of public consultation, the intention of removing poorly trees on site and in the rear car park to create more space for additional car parks, the

management of the facility, the first version of the draft concept design, and the project timeline, including the next milestones.

- 6.3 The site remained empty, often used for car parking, until April 2016 when a transitional project completed a nice meeting space on the site with a small building for the voluntary library, a port-a-loo, seating, and two decorated large tree planters painted by local students with images that reflect what Woolston Village means to them.
- 6.4 We have had two rounds of public consultation. The first was in October 2016 where we sought feedback from the public regarding the use of the facility. The second was in Feb-March 2017 seeking comments on the draft concept design (see **Attachment A**) and in particular, the preference for the exterior finish. Council staff incorporated feedback from the community consultations into the final concept design and produced the updated design shown in **Attachment B**.
- 6.5 This project will build a new facility for the community that will include an external public toilet. It is intended to include a courtyard and provide seating along with plants. Within the building there will be a dedicated space for the voluntary library, multi-function community spaces – a hall and a small meeting room with external access into both areas, two toilets (the accessible one will have a shower also), a parent's room, and a small kitchen with a servery.

7. Option 1 – Approve the final concept design (preferred)

Option Description

- 7.1 This facility, which includes the Volunteer Library, will be rebuilt on the same site as the previous Community Library at 689 Ferry Road.
- 7.2 This final concept is based on feedback received from the community during two consultations – one asking specific questions about the concept design including the preferred exterior finish out of brick, steel, timber, and concrete. The most favoured was a combination of brick and timber. A summary of the submissions is included in **Attachment C**.
- 7.3 The final concept proposes a new facility for the community that will include an external public toilet and a courtyard with seating and plants. Within the building there will be a dedicated space for the volunteer library, multi-function community spaces – a hall and a small meeting room, with external access into both areas, two toilets (the accessible one will have a shower also), a parent's room, and a small kitchen with a servery.
- 7.4 The building footprint in this design is approximately 188 m². Allowance has been made at the rear of the building for a mobility car park. In conjunction with the Ferry Road Streetscape project team, a redesign of the rear car parking area, which is Council owned, has been commissioned. There are currently 28 car parking spaces and the aim is to add more spaces once some poorly trees have been removed, and to install signage (as there isn't any at the moment).

Significance

- 7.5 The level of significance of this option is low consistent with section 2 of this report. Community consultation on the facility concept design has been undertaken to support the process.

Impact on Mana Whenua

- 7.6 Based on previous investigations and discussions with the Council Ngāi Tahu Advisor, it is thought that this option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 7.7 The Volunteer Library Group are specifically affected by this option due to not having any other location to move into. Their views are to proceed with the building based on the concept design.
- 7.8 The local business owners and the public have consistently requested that a public toilet be reinstated on the site. Their views are to proceed with the building based on the concept design.
- 7.9 The preferred option for the exterior finish was a combination of brick and timber. This was based on the submissions received in the last round of public consultation.

Alignment with Council Plans and Policies

- 7.10 This option is consistent with Council's Plans and Policies.

Financial Implications

- 7.11 Cost of Implementation – the working capital budget for the development of the Concept Design is \$1,675,000.
- 7.12 Maintenance / Ongoing Costs – this represents a new asset to the Council's portfolio and an adequate allowance will need to be made for operational costs by the Council Facilities Team. Every effort will be made to minimise these costs during each of the design phases.
- 7.13 Capital funding source was allocated to this project as part of Tranche 2 Community Facilities Rebuild.

Legal Implications

- 7.14 There are no legal implications that are known at this stage.

Risks and Mitigations

- 7.15 Geotechnical conditions are as yet unknown. Should they prove unfavourable value engineering may be required to remain within budget.

Implementation

- 7.16 Implementation dependencies - once the concept design is approved, the detailed design phase can commence. Geotechnical investigations will be required to provide input into the design going forward.
- 7.17 Relocation of the temporary Volunteer Library and other 'furniture' installed by the transitional project team would need to occur before the construction site is opened. The Urban Regeneration team will manage this so it's done before the main contractor starts on site.
- 7.18 Implementation timeframe - if the concept design is approved at the Community Board meeting on the 1st of May, it is expected that detailed design would be completed by mid-2017 and construction completed by mid-2018.

Option Summary - Advantages and Disadvantages

- 7.19 The advantages of this option include:
 - Progressing the project immediately, resulting in a faster and cheaper new build, enabling the public to use the facility at the earliest possible date of mid-2018.
 - After two rounds of consultation the public will be reassured that we are listening to their feedback since they will see progress on site from late-2017.
- 7.20 The disadvantages of this option include:
 - Some may not welcome the approval if they disagree with the concept design.

8. Option 2 - Request specific changes are made and staff return with the amended concept design

Option Description

- 8.1 If members of the Community Board request changes to the final concept design and wish to see these incorporated before approving, the project team would need to take time to understand these changes and include them in the design. Then they would return to the Community Board with the amended design for approval.

Significance

- 8.2 The level of significance of this option is low consistent with section 2 of this report. Community consultation on the facility concept design has been undertaken to support the process.

Impact on Mana Whenua

- 8.3 Based on previous investigations and discussions with the Council Ngāi Tahu Advisor, it is thought that this option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 8.4 The Volunteer Library Group, local business owners, community groups, and the general public are specifically affected by this option due to the delay it would cause. Their preference is to be able to use the new facility as soon as possible so they may not see this option as beneficial.

Alignment with Council Plans and Policies

- 8.5 This option is consistent with Council's Plans and Policies.

Financial Implications

- 8.6 Cost of Implementation – this option could cause an increase in costs compared to Option 1 due to needing to pay consultants to spend more time on the concept design rather than the detailed design.

Legal Implications

- 8.7 There are no legal implications that are known at this stage.

Risks and Mitigations

- 8.8 The risk with this option compared to Option 1 is that a delay with the approval means a delay to the whole project.
- 8.9 Another risk is losing the public's confidence. They may feel like their new facility will never be built. We would have to plan and implement further engagement with the public to explain the delay.

Implementation

- 8.10 Implementation dependencies - nothing else can progress until the concept design has been approved therefore the project would be delayed.
- 8.11 Implementation timeframe – depending on the extent of changes we may need two months to return to the Board and another month would be required for public engagement, if deemed appropriate.

Option Summary - Advantages and Disadvantages

- 8.12 The advantages of this option include:
- Making changes to the concept design to make it more fit for purpose.
- 8.13 The disadvantages of this option include:

- Causing a delay to the project timeline resulting in everything having to be pushed out.
- Increasing the overall cost.
- The public may lose trust in us as it will be another delay to them getting their new facility.

9. Option 3 - Do not proceed with the rebuild of the facility

Option Description

- 9.1 This option would mean that staff would notify all stakeholders including the public, that this rebuild has been cancelled. All work with consultants would cease. The money assigned to this project would be returned to Tranche 2 of the Community Facilities Rebuild funds for use on another project.

Significance

- 9.2 The level of significance of this option is low consistent with section 2 of this report.

Impact on Mana Whenua

- 9.3 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 9.4 The Volunteer Library Group, local business owners, community groups, and the general public are specifically affected by this option. There's been a clear preference from them for Council to build this facility.

Alignment with Council Plans and Policies

- 9.5 This option is inconsistent with Council's Plans and Policies
- 9.5.1 Inconsistency – It's doesn't support Volunteer Libraries or Community Facilities which is consistent with Activity: Community Facilities
- Level of Service: 2.0.9 Support volunteer libraries
 - Level of Service: 2.0.1 Provide community facilities

Financial Implications

- 9.6 This option would require the assigned budget be reassigned to another Community Facility Rebuild project.

Legal Implications

- 9.7 Not applicable for this option.

Risks and Mitigations

- 9.8 The main risk with this option is losing the trust of the public. Not delivering what we have promised will give Council a negative image which, in this particular location, is already inflamed due to the proposed changes to Ferry Road and potential parking issues that result from that.
- 9.9 This decision would need to be supported by a clear engagement strategy with the public to explain why the rebuild of the facility is no longer happening.

Implementation

- 9.10 A selection of this option would be followed by immediate development of a public communication process.

Option Summary - Advantages and Disadvantages

- 9.11 The advantages of this option include:

- The budget could be used for improvement in other parts of the ward or city.

9.12 The disadvantages of this option include:

- The community would be without a new facility accommodating the Volunteer Library, a public toilet, internal spaces to be used by community groups and a courtyard for gathering and relaxing.
- Not generating a potential increase in revenue/visits for local businesses from people attending something at the facility.

Attachments

No.	Title	Page
A ↓	Woolston Community Facility - Draft Concept Design for Consultation 2017-03-7	18
B ↓	Woolston Community Facility - Final Concept Design 2017-04-18	29
C ↓	Woolston Community Facility - Consultation Summary on Draft Concept Design 2017-04-10	37
D ↓	Response from Development Christchurch Limited on the Woolston Library Facility	40

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Selena Robertson - Junior Project Manager
Approved By	Liam Nolan - Head of Vertical Capital Delivery and Professional Services David Adamson - General Manager City Services



LOCALITY PLAN



INDICATIVE - ARTIST'S IMPRESSION ONLY

S I T E
693 FERRY ROAD, WOOLSTON
450m²

BRIEF

PROVIDE A NEW COMMUNITY FACILITY INCORPORATING THE FOLLOWING KEY FUNCTIONS:

- VOLUNTARY LIBRARY
- MULTI-PURPOSE COMMUNITY SPACE
- SHARED KITCHENETTE
- SHARED TOILET FACILITIES
- COURTYARD / OUTDOOR AREA

- EXTERNAL PUBLIC TOILET FACILITY

RESPONSE

- A NEW COMMUNITY HUB THAT RESPONDS IN SCALE AND MATERIALITY TO THE NEIGHBOURHOOD CONTEXT

- A SAFE, WELCOMING SPACE WITH A STRONG CONNECTION TO THE STREET

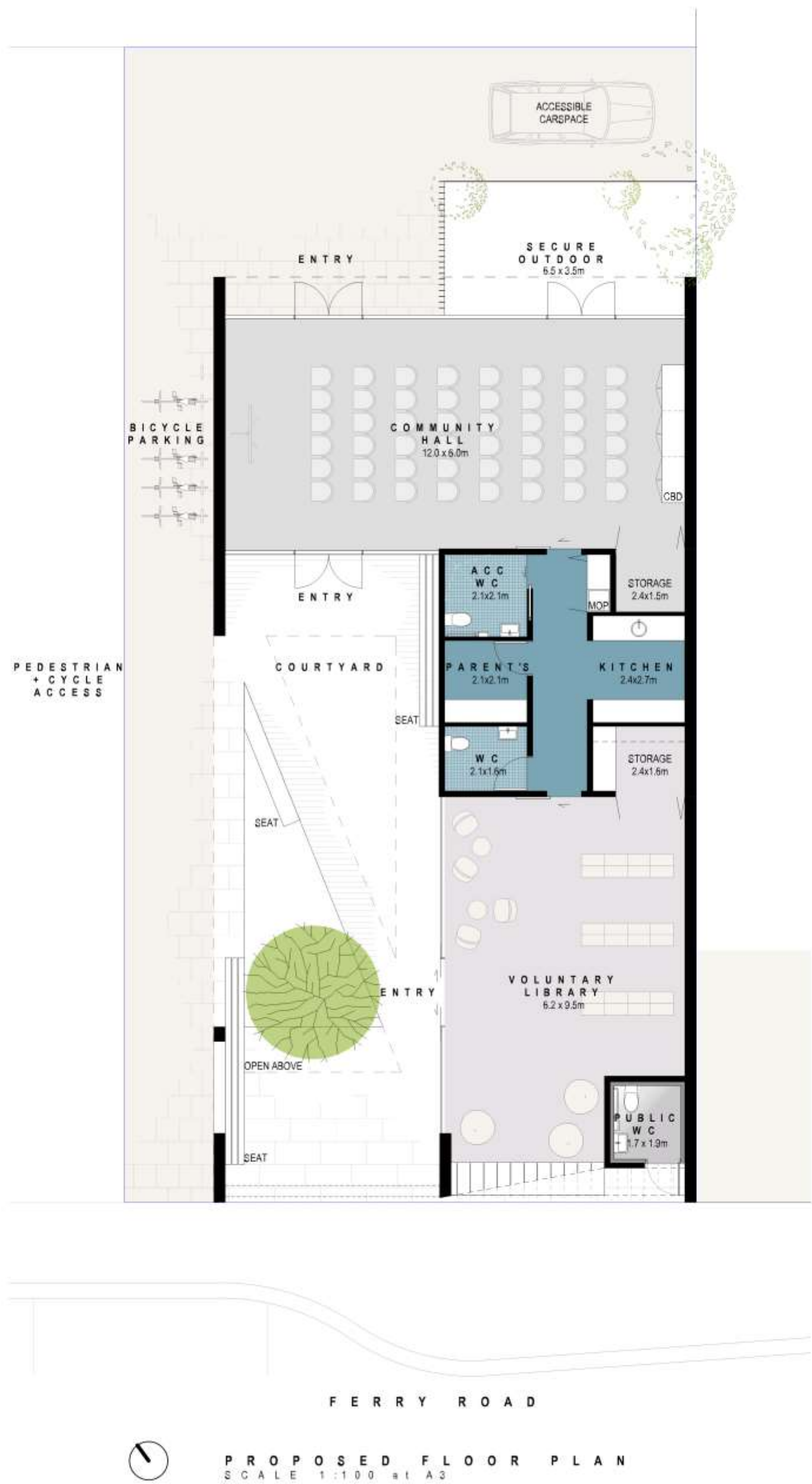
- A FACILITY THAT SUPPORTS A NUMBER OF KNOWN COMMUNITY FUNCTIONS, AND THE CAPACITY TO RESPOND TO FUTURE REQUIREMENTS

1 OF 11

W O O L S T O N C O M M U N I T Y H U B

+ MAP





3 OF 11

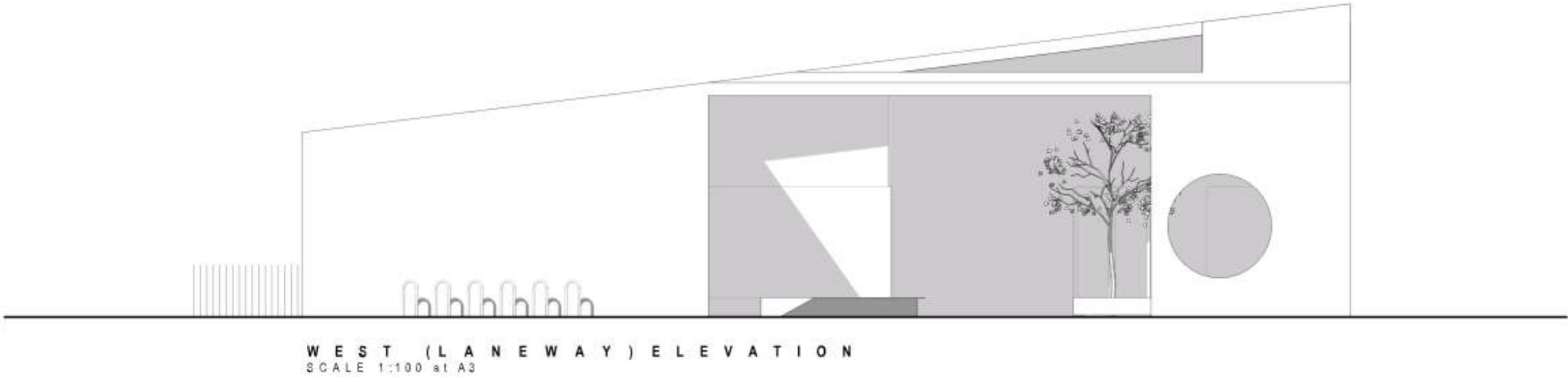
+ MAP



EXISTING STREETScape

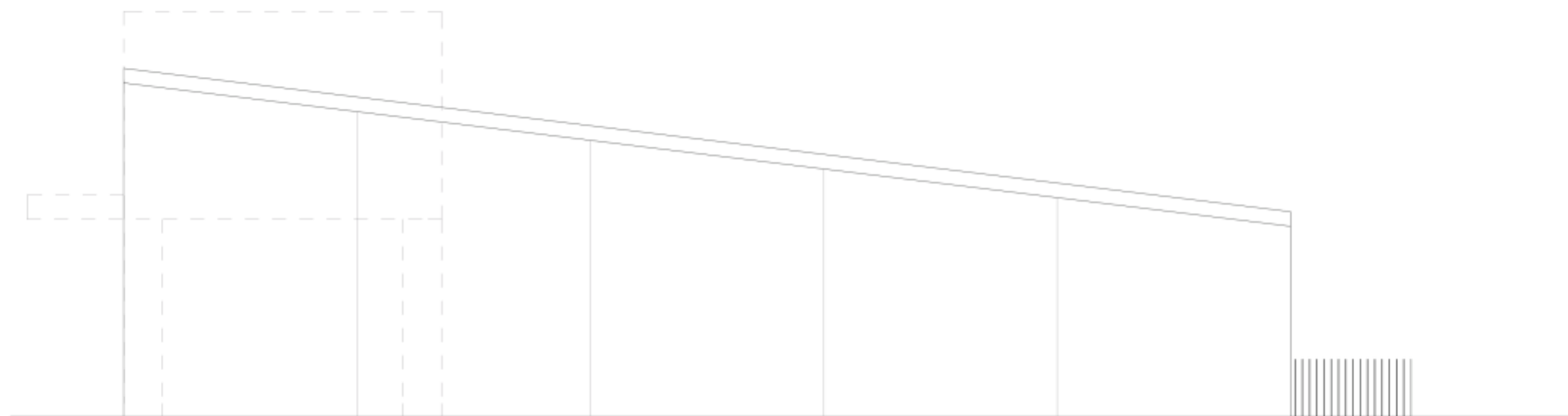


STREETSCAPE ELEVATION
SCALE 1:200 at A3





N O R T H E L E V A T I O N
SCALE 1:100 at A3



E A S T E L E V A T I O N
SCALE 1:100 at A3



BRICK FACADE OPTION



S T E E L F A C A D E O P T I O N

8 OF 11

W O O L S T O N C O M M U N I T Y H U B

+ MAP



C O N C R E T E F A C A D E O P T I O N

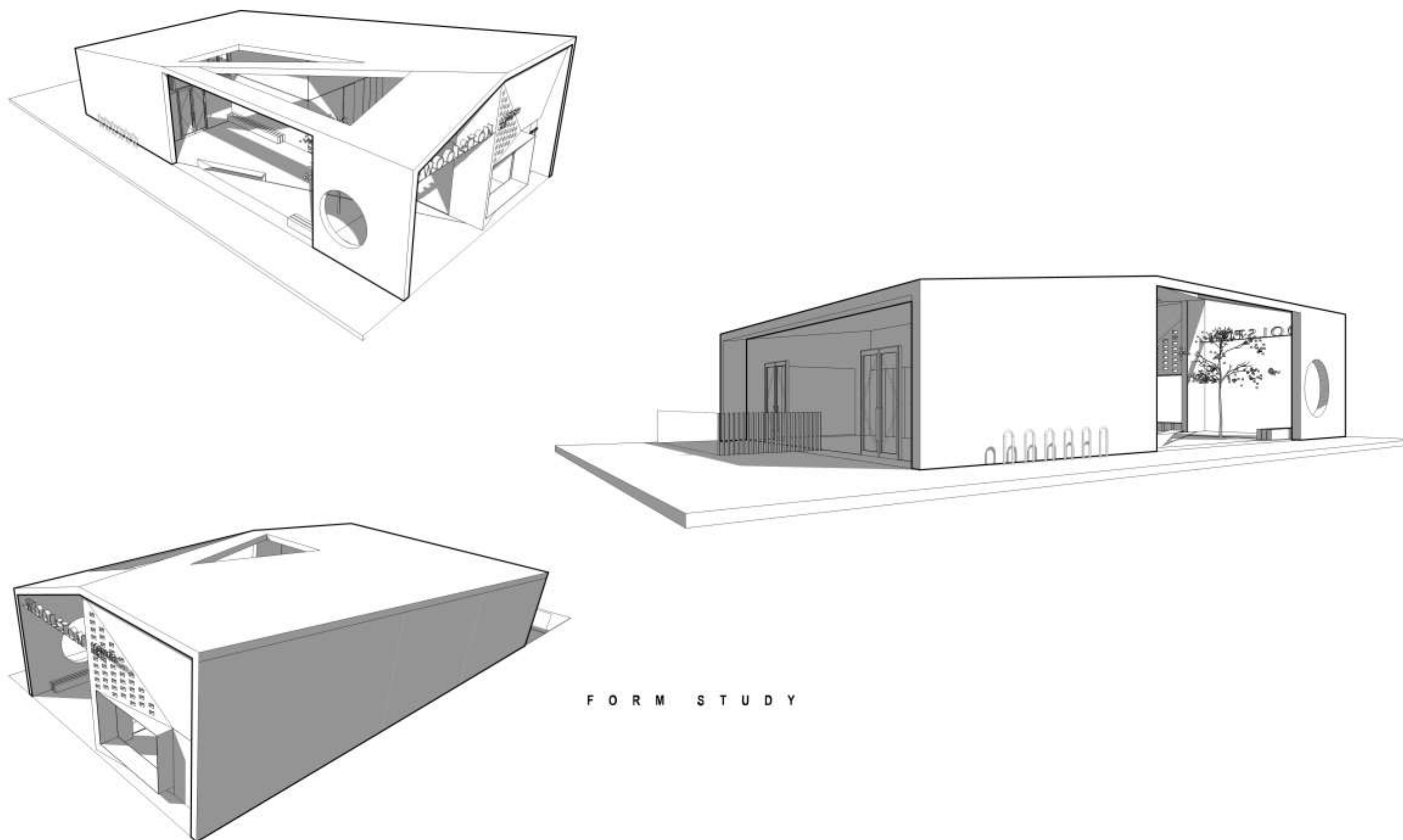
9 OF 11

W O O L S T O N C O M M U N I T Y H U B

+ MAP



T I M B E R F A C A D E O P T I O N



F O R M S T U D Y

11 OF 11

W O O L S T O N C O M M U N I T Y H U B

+ MAP



INDICATIVE - ARTIST'S IMPRESSION ONLY

S I T E
683 FERRY ROAD, WOOLSTON
450m²

BRIEF

PROVIDE A NEW COMMUNITY FACILITY INCORPORATING THE FOLLOWING KEY FUNCTIONS:

- VOLUNTARY LIBRARY
- MULTI-PURPOSE COMMUNITY SPACE
- SHARED KITCHENETTE
- SHARED TOILET FACILITIES
- COURTYARD / OUTDOOR AREA

- EXTERNAL PUBLIC TOILET FACILITY

RESPONSE

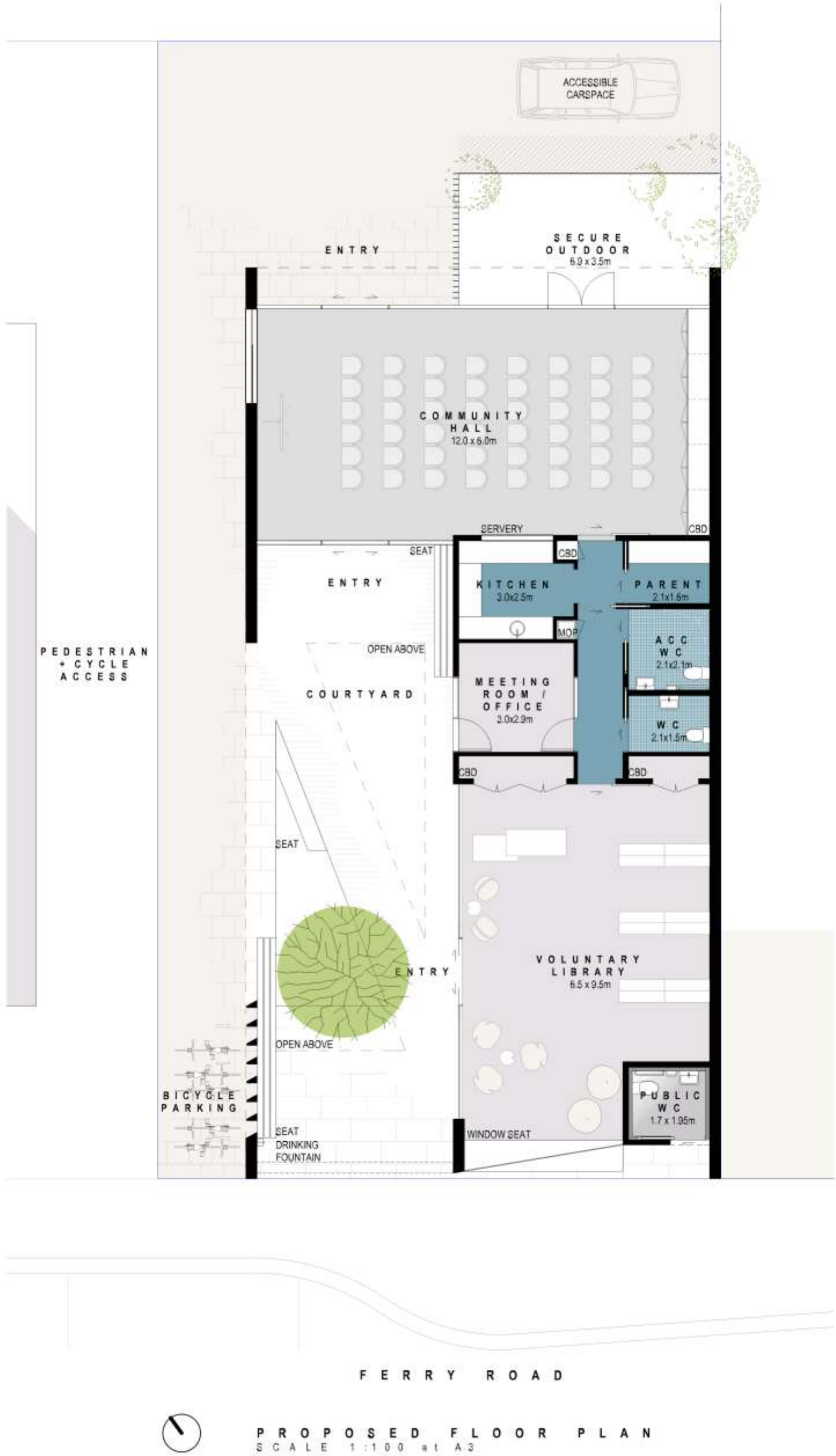
- A NEW COMMUNITY HUB THAT RESPONDS IN SCALE AND MATERIALITY TO THE NEIGHBOURHOOD CONTEXT
- A SAFE, WELCOMING SPACE WITH A STRONG CONNECTION TO THE STREET
- A FACILITY THAT SUPPORTS A NUMBER OF KNOWN COMMUNITY FUNCTIONS, AND THE CAPACITY TO RESPOND TO FUTURE REQUIREMENTS

1 OF 8

W O O L S T O N C O M M U N I T Y H U B

+ MAP







EXISTING STREETScape



STREETSCAPE ELEVATION
SCALE 1:200 at A3

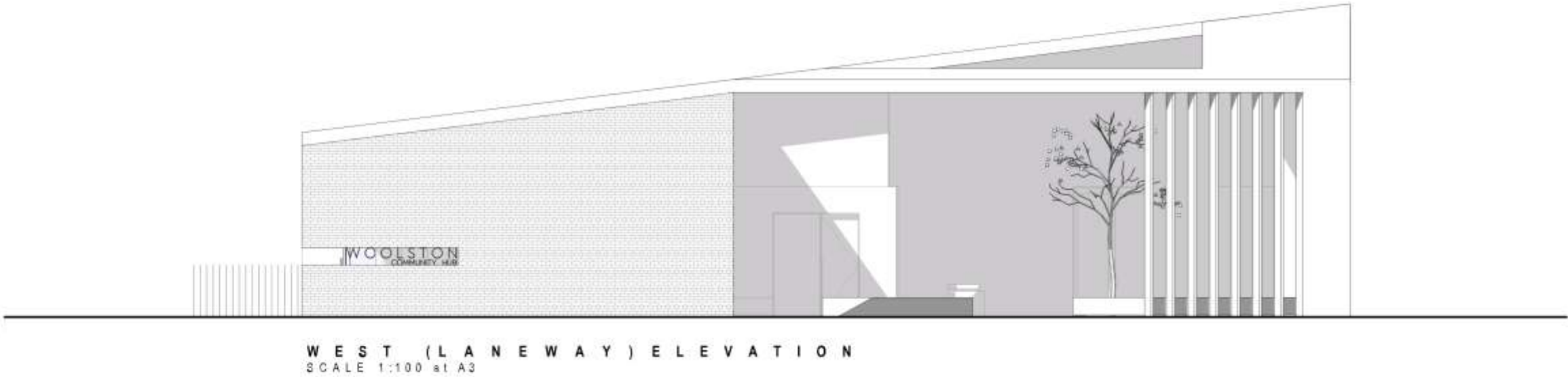
4 OF 8

W O O L S T O N C O M M U N I T Y H U B

+ MAP



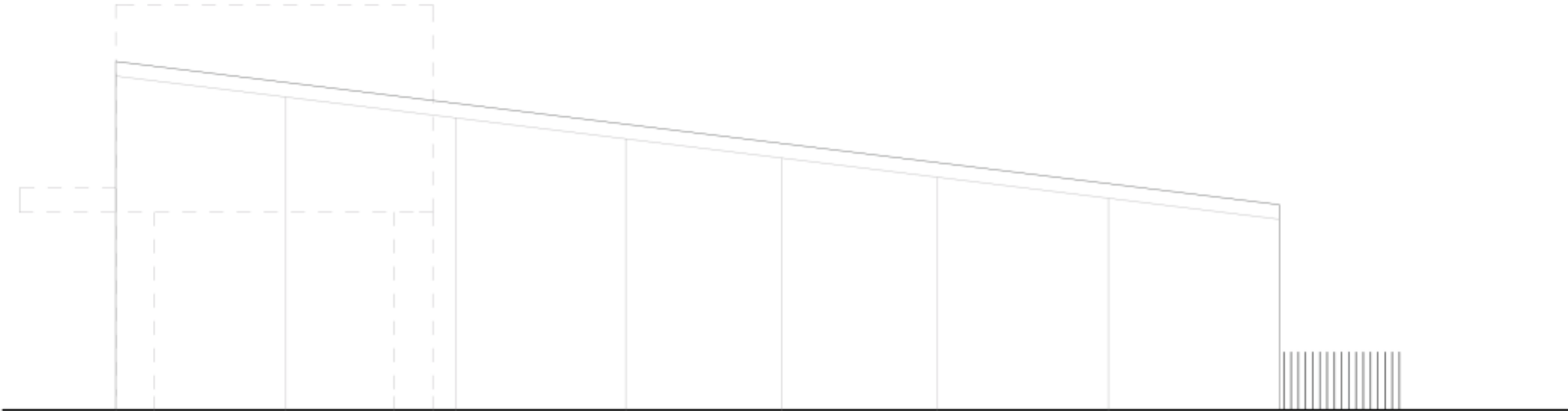
SOUTH ELEVATION
SCALE 1:100 at A3



WEST (LANEWAY) ELEVATION
SCALE 1:100 at A3



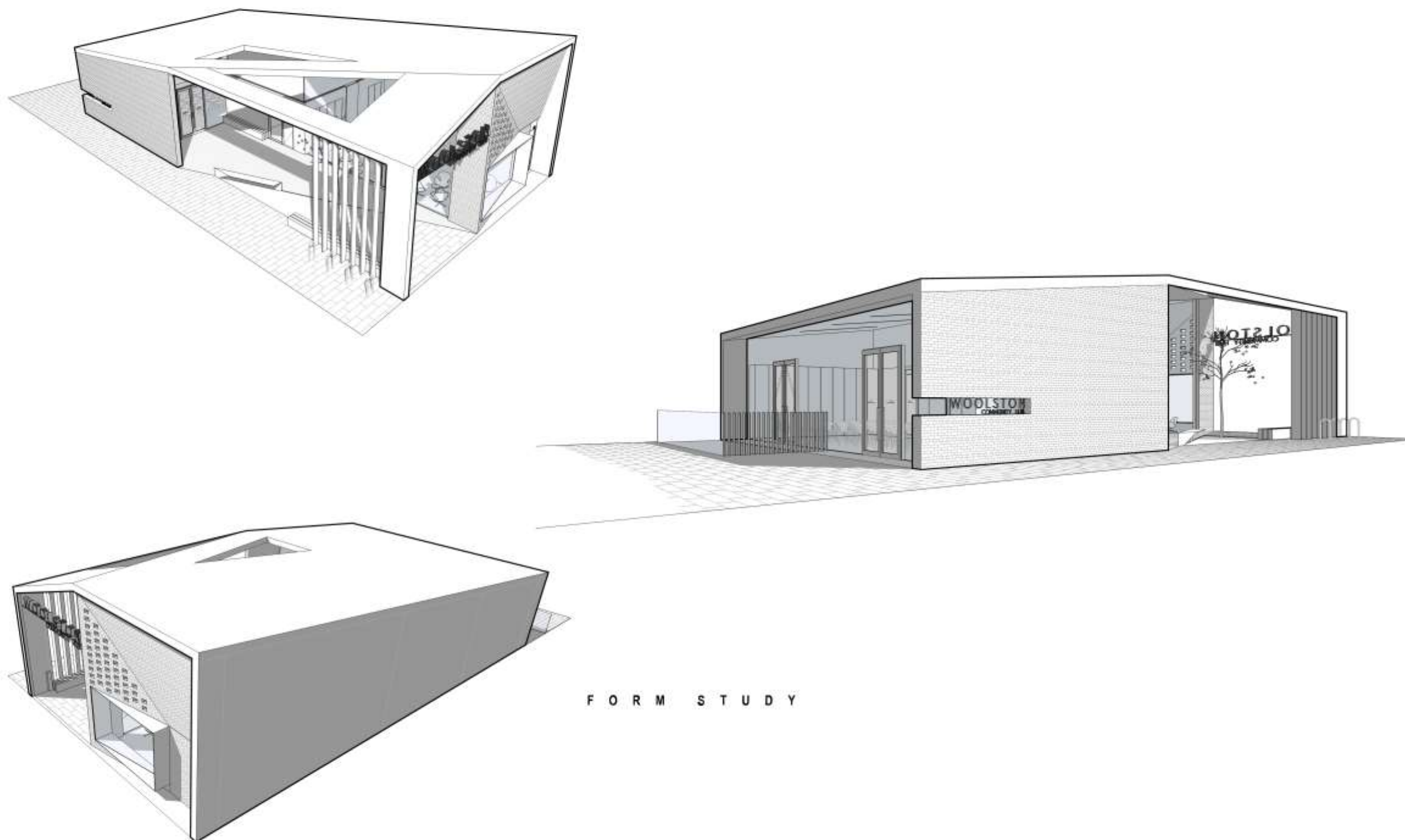
N O R T H E L E V A T I O N
SCALE 1:100 at A3



E A S T E L E V A T I O N
SCALE 1:100 at A3



F A C A D E



8 OF 8

W O O L S T O N C O M M U N I T Y H U B

+ MAP

Woolston Community Facility - consultation feedback summary

Forty one submissions were received during the five week consultation period ending on 30 March 2017. Consultation was via the Council Have Your Say process, including a drop in information session and a stand at the Woolston Gala on 25 March.

The majority of submitters were Woolston and wider area residents. Christchurch District Health Board, Foodstuffs (representing NW Supermarket), and Sport Canterbury were also represented.

Feedback was also received, and implemented where possible, from our CPTED (Crime Prevention through Environmental Design) Specialist and Accessibility Consultant (Barrier Free NZ Trust).

There was strong general support for the concept design including the look of the building, its function and the layout - an 'open friendly plan' that was seen as supporting social connections for all users. One submitter opposed the proposal, and one suggested an alternative site.

Exterior cladding

Submitters were invited to select their favourite/s from four options and the results were:

19 - Brick, 11 - Steel, 6 - Concrete, 19 - Timber

These results include preferences made by people at the Woolston Gala who opted not to complete a formal submission, as mentioned below.

A range of combinations was chosen. Seven specified brick **and** timber, four steel **and** timber, and two included both brick **and** concrete in their choices. Brick received the most positive comments in the written feedback which also included a range of preferences. Key reasons for choosing brick were the historical link including existing buildings, and the character it would bring to the new building.

Stickers placed on laminated concept drawings by people at the Woolston Gala also indicated timber and brick as the favoured materials and combination, and this preference was reinforced by the working group, made up of community and Community Board representatives, during a meeting to review the consultation feedback.

Graffiti

We will be coating the exterior with a product that makes it easy to remove graffiti if needed and any new structure, including brick, is designed to meet the current building code.

Key suggestions and project team response:

Bike stands: Concerns were raised about the security of the stands if not viewable, and whether they are in a place that will allow unobstructed access to the building for mobility users and pedestrians. The stands also need to be well lit and there was a request for shelter to be provided.

The project team is planning to relocate the cycle stands so that they are more visible from within the building or the road. We are also working with Barrier Free NZ to make sure all mobility access requirements are met. This will include lighting, but bike stands provided by CCC do not include built shelters.

More cycle stands in central Woolston are planned as part of the Ferry Road Streetscape proposal, and we will liaise with the project team as planning continues.

Toilets: A submitter questioned whether we need two paraplegic toilets. There were several requests for at least one toilet to be accessible from the outside and a reference to the relevant NZ Standard 4121, although one submitter thought that a toilet accessible from the outside was not needed and would spoil the façade of the building.

A public toilet will be accessible only from the outside of the building on the Ferry Road frontage as requested in earlier community consultation. It will refer to the NZ standard and CPTED (Crime Prevention through Environmental Design) standards.

One paraplegic toilet is internal and the other external and open to the public.

Courtyard: There were several concerns about the confined space being vulnerable to vandalism. One noted that it will be susceptible to the southerly wind and another requested a water fountain in the courtyard, outside the toilet, or by the bike stand.

Our CPTED (Crime Prevention through Environmental Design) assessment has approved the outdoor design, including line of sight and lighting. We are working with a CPTED specialist throughout the development of the plan, to make sure safety considerations are addressed. They are auditing every phase of the design. The project team will look into whether a water fountain can be included.

The outside spaces will not be designed to make them less appealing to the homeless or unemployed. The project team doesn't consider there is justification to make such an assumption that would be reflected in the design.

Interior facilities and layout: There were four requests for a servery from the kitchen to allow refreshments to be served into the hall, and several other comments on size and alternative layout options of the service area and main spaces. These included a request to make sure there is enough floor area for a range of activities and equipment, as well as a suggestion for a flexible use office meeting room space. Other suggestions included an easy to use sound system, sound proofing, use of natural lighting and recycled materials, and inclusion of a cafe.

The joint working group also requested that consideration be given to the type of flooring needed to accommodate the different activities, and that acoustic considerations are made early in the design process.

A servery will be installed and the kitchen relocated so that this will open out into the hall. The spaces are designed to be flexible. We have consulted with various community groups and are confident the spaces are suitable for their use but have made some layout changes in response to consultation feedback including requests to reorganise the service areas for better flow, access, and privacy.

There will be two doors (sliding) between the kitchen and the toilets. This is both culturally acceptable and meets building design standards.

The project team is considering whether an office/meeting room that can be rented and/or shared would be a viable option for this facility as per feedback.

There will be suitable floor area and materials, acoustic design considerations, and an easy to use sound system will be installed.

Soundproofing will be considered as part of the detailed design process which is planned for mid-May to Mid-July 2017.

Windows will be used to give natural light where practical and affordable, with priority given to spaces used for people to gather. We will investigate options for using recycled materials.

The current proposal doesn't include a commercial operation such as a café as part of the plan, or allow space for this, and we are aware that there are two cafes close by.

Parking: Two submitters were concerned that parking is not adequate and one wanted assurance that it will not spill over into the supermarket car park. There was concern that one disabled car park is not enough, and a suggestion that it needs to be closer to the building.

The proposal meets the Council's District Plan requirements for parking including a mobility space, (seven car parks plus one mobility park). However, the project team is working with an independent consultant traffic engineer and will take into consideration requests for more parking to service the facility at the Council owned 52/56 Glenroy Street parking area behind the building. The aim is to provide at least four more parking spaces to the existing 28. There will be appropriate signs and lighting directing facility users to this parking space.

Two comments reiterating concerns about parking loss around the Ferry Road Streetscape proposal have been passed on to the Streetscape project team. We have also noted the request for a mobility space closer to the library, and we will work with the Ferry Road Streetscape project team to consider whether this could be included in their revised proposal.

Historical links: In response to suggestions about providing links to the past, the project team is also looking into what can be included to reflect and link to the history of the area, including artefacts and memorabilia from the original community library building.

Opposition comment: One submitter was opposed to the proposal because they did not see voluntary libraries as a priority, particularly given that there are other facilities close by that could be used instead. After the earthquakes the Council made the commitment to provide a space for the voluntary library in central Woolston. Consultation with community groups has resulted in a building that will also provide a flexible community space and service areas so that it is future-proofed to accommodate the changing needs of the Woolston Community.

Alternative location: One submitter suggested an alternative site (corner of Oak/Ferry), however, the facility is on CCC land to replace the original voluntary library. Council budget is not allocated to purchase more land for this project.

Changes made as a result of consultation that are in the final concept design for Community Board Approval are as follows:

Internal
Relocate kitchen to provide a servery into the hall.
Relocate toilets & parents room and add sliding doors on each.
Addition of an office/small meeting room that can be accessed externally.
External
Exterior cladding will consist of brick and timber.
Relocation of bike stand so it's nearer to the road.
Addition of a drinking fountain.
Change the hinged door on the public (external) toilet to a sliding door.
Redesign of the rear car park to try and include more car park spaces (this will not be released until mid-May).

Submitters have been sent a summary letter including changes to the concept as a result of consultation feedback and further investigation, and informing them of the Community Board decision meeting and how to request speaking rights.

DCL

Development Christchurch Ltd.

5 May 2017

Ms Sally Buck
Chairperson
Linwood-Central-Heathcote Community Board

Dear Ms Buck

Concept Design Woolston Community Facility

Thank you for your email dated 2 May 2017 advising of the Linwood-Central Heathcote Community Board resolution to seek formal advice from Development Christchurch Limited (DCL) on the final concept design for the Woolston Community Facility in relation to the Ferry Road Master Plan.

DCL supports a multi-use facility at the proposed site as contemplated in the Ferry Road Master Plan and would like to discuss how we can assist with providing advice on the concept design.

We recommend that a meeting be arranged on Wednesday 10 May at 10am with the Council Project Manager, Community Board Members Yani Johanson and Sara Templeton and DCL to discuss the expectations for the facility and surrounding area.

Regards



Rob Hall
Chief Executive Officer

 Level 2, Building 2
181 High Street
PO Box 333
CHRISTCHURCH 8011

7. Redcliffs Park - Land Transactions - Ministry of Education

Reference: 17/392310

Contact: Luke Rees-Thomas Luke.reesthomas@ccc.govt.nz

941 8504

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Linwood-Central-Heathcote Community Board to recommend to Council that options to advance a land transaction package with the Ministry of Education, including Council administered land known as Redcliffs Park, be progressed by initiating a public consultation process.

Origin of Report

- 1.2 This report is staff generated and originates in response to a letter received from the Ministry of Education (**Attachment A**). The letter proposes a series of land transactions, involving Council administered Redcliffs Park and the Ministry's own site that is the current location of Redcliffs Primary School.
- 1.3 The proposed outcome would essentially allow each party to 'swap' occupancy, to allow a new school development on Redcliffs Park and a new public park on the Redcliffs School site.

2. Significance

- 2.1 The substantive decision, to 'dispose' of a portion (8,767m²) of Redcliff's Park to the Ministry of Education and to accept the Crown's cancellation of the vested balance (1.0304ha), as well as subsequently accepting the control and management of the former Redcliff's School site, detailed in this report, has been assessed as being of medium significance in relation to the Christchurch City Council's Significance and Engagement Policy (SEP).
- 2.2 The level of significance was determined by applying the Council's SEP, taking into consideration (amongst other things) the number of people affected and/or with an interest, the level of community interest already apparent for the issue, possible environmental, social and cultural impacts, possible costs/risks to the Council, ratepayers and wider community of carrying out the decision, and whether the impact of the decision can be reversed.
- 2.3 Based on the level of significance and the level of community interest already apparent the consultation process will consist of:
 - Letter box drop to all affected residents within the school catchment area (which is greater than the Redcliffs census area).
 - Wider stakeholders will receive electronic notification.
 - Consultation documents will be available city-wide in Council service centres and libraries. Notifications will be placed in the local newspaper and at each site.
 - Affected residents and the wider public will have the opportunity to meet face to face with Council and Ministry of Education staff at a series of drop-in sessions and submissions will be received both electronically and in writing.

3. Consultation Section 78 & 138 LGA

- 3.1 Section 138 of the Local Government Act 2002 requires the Council to consult on any proposal to dispose of a park. In the present circumstances, officers consider that the portion of Redcliffs Park (being Lots 2 & 3 DP 47479) to be sold to the Ministry of Education is a park as defined in Section 138, on the basis that land is held for a "community" purpose.

- 3.2 Section 138 simply creates an obligation to consult, and does not provide any further guidance on the form of the consultation. Therefore, in the absence of any guidance from Section 138, it is appropriate for the Council to determine and design a consultation process that is appropriate to the particular circumstances of the case. The process that is designed must:
- Comply with the principles of consultation set out in Section 82 of the Local Government Act 2002; and
 - Enable the Council to comply with its obligations in Section 78 of the Local Government Act 2002 to consider the views and preferences of persons likely to be affected by, or have an interest in the decision whether or not to sell the subject land to the Ministry of Education for the prescribed purposes.
- 3.3 In determining the consultation process, the Council should be guided by its SEP. Under the SEP, the level of consultation/engagement required will depend on the level of significance of the matter. The significance assessment for this matter is discussed in Section 2 of this report. The relevant forms of engagement from the SEP in this case will be to "inform" and "consult".
- 3.4 In addition to the section 138 consultation requirements, in making any decision, the Council must comply with its decision-making obligations in Part 6 of the Local Government Act 2002. Section 79 provides that it is for each Council to determine how it will achieve compliance with sections 77 and 78, although as a general rule compliance should be largely proportional to the significance of the matter. Essentially, the more significant the matter, the higher the standard of compliance is expected from the identification and assessment of options, the consideration of the views of those affected, and the extent of the written record kept showing compliance.
- 3.5 With respect to the other aspect of the proposal – becoming the controller and manager of the land at Redcliffs school as a new recreation reserve, the Council also needs to take into account the views and preferences of interested and affected persons in accordance with section 78 of the Local Government Act 2002. Section 78 does not require the Council to undertake a consultation process of itself but the Council must have some way of identifying the views and preferences of interested and affected persons.
- 3.6 In the circumstances, the Council can use one consultation process that meets the requirements of section 138 of the Local Government Act 2002 with respect to the disposal of the portion of Redcliffs Park, and also enables the Council to gather the views and preferences of interested and affected persons in relation to its new role for the former Redcliffs School site.

Options for decision-maker

- 3.7 The Ministry of Education has proposed “a focussed and expedited regeneration process that recognises local leadership that gives great outcomes for everyone”. On this basis, the community board and Council should consider various options for expediting the consultation process at the decision-making level. There is a limit on the extent of delegation permitted as the Local Government Act 2002 provides that the Council is not permitted to delegate decision-making with respect to the power to dispose of assets “other than in accordance with the long-term plan.” The disposal of the fee simple parcel of Redcliffs Park is not identified in the long-term plan so the final decision must rest with the Council.
- Option A: (Expedited – No hearings panel appointed) The Council calls for submissions on the proposal and subsequently considers the written submissions once received. The Council could hear depositions at the decision-making meeting on the proposal but would not hold formal hearings as such.

- Option B: (Hearings Panel appointed) The Council would appoint a hearings panel and the hearings panel would have delegated authority to hear and consider written and oral submissions on the proposal. The hearings panel would make recommendations to the Council for a final decision. In this case, the Council could consider a hearings panel that also included community board members in addition to the Councillor for the Heathcote Ward.
- 3.8 The combined consultation approach will consist of:
- Letter box drop to all affected residents within the school catchment area (which is greater than the Redcliffs census area).
 - Wider stakeholders will receive electronic notification.
 - Consultation documents will be available city-wide in Council service centres and libraries. Notifications will be placed in the local newspaper and at each site.
 - Affected residents and the wider public will have the opportunity to meet face to face with Council and Ministry of Education staff at a series of drop-in sessions and submissions will be received both electronically and in writing.
- 3.9 The preferred option recommended by staff in this report is to appoint a Hearings Panel (Option B).

4. Staff Recommendations

That the Linwood-Central-Heathcote Community Board recommend that the Council resolve to:

1. Commence public consultation obligations under the Local Government Act 2002, in respect of:
 - a) The proposed sale of two parcels of Council owned land at Redcliffs Park to the Crown described as:
 - i. 1,075 m2 Lot 2 Deposited Plan 47479 CB27F/183
 - ii. 7,692 m2 Lot 3 Deposited Plan 47479 CB27F/184
 - b) The proposal to cancel the vesting (in the Council) of the Crown owned land classified as Recreation Reserve at Redcliffs Park described as Reserve 4601 CB616/39 being 1.0304ha in area and to this land being set apart for a school.
 - c) The proposal to be appointed by the Crown to control and manage the Crown owned land at Redcliffs School described as follows as Recreation Reserve under Section 28 of the Reserves Act 1977 for a new park:
 - i. 4,223m2 Section 1 Survey Office Plan 334406 CFR156004
 - ii. 4,047m2 Part Lot 3 Deposited Plan 1228 CB190/67
 - iii. 3,384m2 Lot 1 Deposited Plan 7624 CB372/72
 - iv. 4,957m2 Part Lot 2 Deposited Plan 1228 CB495/17
 - v. 1,821m2 Part Lot 3 Deposited Plan 1228 Gazette 1924 p2596
2. Approve the proposed consultation process as outlined in **Attachment E**, such process to be commenced as soon as practicable.
3. Determine the composition of, and appoint, a Hearings Panel to hear any submissions received, with the Hearings Panel to report the outcome of the consultation process and the submissions received to the Council for decision.
4. Request staff to provide a further report to the Council to accompany the Hearings Panel report following completion of the consultation process, to assist the Council to consider whether or not to support the proposed transfer, cancellation of vesting and new appointment.

5. Key Points

- 5.1 This report supports the [Council's Long Term Plan \(2015 - 2025\)](#):
- i. Activity: Sports Parks
 - a. Level of Service: 7.1.1 Provide access to fit-for-purpose sports parks
- 5.2 The following feasible options have been considered:
 - b. Option 1 – Proceed with public consultation as required under the Local Government Act (preferred option)
 - c. Option 2 – Do not proceed with public consultation
- 5.3 Option Summary - Advantages and Disadvantages (Preferred Option)
- ii. The advantages of this option include:
 - a. The Council will meet their consultation obligations under the Local Government Act with regards to disposal of land and the acceptance of a new park vesting.
 - b. A hearings panel will be appointed and the public's views will be heard in an appropriate forum.
 - c. The Council will be able to fully consider the views of the public when a subsequent decision on the land transfer package is discussed and resolved.
 - d. The Council will cooperate with the Ministry of Education's request to progress the land transfer proposal.
- iii. The disadvantages of this option include:
 - a. None identified

6. Context/Background

Ministry of Education Decision

- 6.1 Redcliffs School is currently a 'state full' primary school located on Main Rd, Redcliffs. As a result of the 2011 Canterbury earthquake events the school's proximity to adjacent cliff faces and rock fall hazards required a relocation of all staff and students to the van Asch Deaf Education Centre in nearby Sumner. The land upon which the school resides is owned by the Ministry of Education and comprises several property titles.
- 6.2 On 1 November 2016, the Education Minister, the Hon Hekia Parata, announced that the Redcliffs School would not reopen on the current site and would be relocated to a new location. The new site identified by the Minister was the nearby Redcliffs Park administered by the Christchurch City Council.
- 6.3 A number of documents and reports informed the Minister's decision making. These documents are publicly available. Council staff understand from these documents, that although mitigation works would reduce the risk of rock fall hazard, the Minister remained concerned about the potential disruption to educational delivery and the psycho-social impacts, on staff and students, of retaining the school on its current site.
- 6.4 The Ministry undertook a comprehensive property analysis that investigated alternative sites for Redcliffs School. Redcliffs Park was identified as the preferred option due to size of site, location (situated within the Redcliffs community), development potential and access for transport. The Ministry are responsible for their own due diligence with respect to development of a new school on the park land.
- 6.5 On 28 April 2017 the Council's CEO received a letter from The Ministry of Education (**Attachment A**). This letter formally requests the Council's decision on a series of proposed

transaction processes between the two parties. These processes intend to allow the Ministry to obtain Redcliffs Park for development of a new school on the park site. In turn, the Ministry have included their intent to classify the departed Redcliffs School site as Crown owned reserve land and vest management and controlling rights to the Council under the Reserves Act. The latter process is offered to ensure the Council maintains park provision levels in the area.

- 6.6 Conditional upon the Ministry and Council successfully completing negotiations for the land transfer processes further outlined in this report, it is estimated the current school facilities will be decommissioned by the end of 2018. The new school build is projected to be completed and open by July 2019.

7. Redcliffs Park

History and Background

- 7.1 Redcliffs Park is an established park, 1.9071 hectares in area, situated near, and having a view towards, the Avon/Heathcote Estuary at the north-western end of the Redcliffs suburb. Although managed by the Council as a sports park and containing two sports fields, which are used for the playing of football (soccer), it is a park that is largely hidden from view from the main traffic route (Main Road) through the suburb and, therefore, arguably with more of a local park character and used predominantly by the adjacent local community for informal recreation. This level and type of use is supported with the presence of a playground.
- 7.2 Redcliffs Park has come about in a fairly piecemeal fashion over the years and this is reflected in the parcels of land that make up the park. The oldest part (Reserve 4601) is flat land held by the Crown that was reserved for the purpose of recreation in 1952 and vested in the Council for that purpose. It was classified as reserve for recreation subject to the Reserves Act 1977 by the Crown in 1980. Over the years since, the site has been in part (in the western portion) subject to landfilling.
- 7.3 Much of the remainder of the flat land to the south of the reserve was previously road, which was stopped in 1985 and amalgamated with parts of adjoining fee simple title lots held by the Council. This area of flat land contains the playground abutting the rising shrub and tree covered ground on the south-western side.
- 7.4 Council fee simple title land on the higher ground adjoining Main Road has been included in the park. It is this part of the park that has been developed with buildings and infrastructure, some of it utilitarian. Currently, however, it is now a largely unused part of the park, with structures having been removed or not used due to earthquake damage.

Redcliffs Park Values (existing site)

- 7.5 These are:
- Flat green open space comprising approximately 90 percent of the total park area. Contained within this space are:
 - Two sports fields, one for intermediate soccer and the other for junior soccer, covering a combined area of around 7,200m²
 - Room for informal recreational activities
 - Playground
 - Two car park areas (including one formed on adjoining legal road)
 - Building facilities on the upper Main Road area of the Park.
 - Shrub and tree plantings on the raised ground.
 - Open vista to the Estuary

Park Need/Issues:

- 7.6 Redcliffs Park, although it is not a significantly used park at all times, does provides sports field used regularly in winter by at least one sports club (Ferrymead Bays Football (soccer) Club), and provides local park value for surrounding residents. Therefore, it is a locally valued and needed park space that needs to be retained to a comparable level and quality, if not on the current site, then on a nearby site in the same community area. In normal circumstances where a new site for the nearby school was not being entertained, the Council's Parks Unit would not be seeking to dispose of the park as and where it currently is, although some planning for the future development/use of the part of the park, including around access and buildings/structures, on the raised ground by Main Road would be required.
- 7.7 Abley Transportation Consultants Limited, in a report on open space accessibility commissioned by the Council in 2009, illustrated, amongst other things, the level of access by people to green space areas larger than 300 square metres each within 8.5 minutes on walking network in the Christchurch urban area (see **Attachment B** for the relevant map). This showed that, for the Redcliffs area, there were areas of deficiency in open space provision on the steep slopes facing Moncks Bay, along with a smaller area of deficiency on, and adjoining, the estuary edge side of Beachville Road in Redcliffs.
- 7.8 The Public Open Space Strategy 2010 ("POSS"), which was in part informed by the Abley work, sets guidelines for the level of provision of park or open space areas per head of population. It distinguished for different types of open space. For the purpose of this report, the level of provision for Metropolitan/Sports parks is selected because Redcliffs Park is classified as a sports park. For this park type, the POSS specifies a level of current, and proposed, park or open space of 3.5 hectares per 1,000 head of population.
- 7.9 Redcliffs is in the current Heathcote Ward, which has a current (2016) population of 25,200. Applying the POSS sports park provision rate this means there should be 88 hectares of sports parks in this ward. There is currently a total area of 64.5 hectares of sports parks in the ward, which means a shortfall from the POSS ideal of 23.5 hectares or, as a percentage, 73 percent. This will increase with the projected population increase for the Heathcote Ward over the next ten years of around 3.5 percent. It is to be noted that this calculation does not take into account open space other than parks, such as publicly accessible school green open space. However, the shortfall is the equivalent of a large sports park (that is, greater than twenty hectares in size). Therefore, non-replacement of a relinquished Redcliffs Park will simply add to what is already a significant shortfall in the ideal level of provision of open space for the ward.
- 7.10 Looking at a citywide perspective, the Christchurch City (2016) population of 374,900 means there should be a total area of 1,512 hectares of sports parks for the city. As the current total area of sports parks currently city wide is 1,202 hectares, this means the city is meeting 87 % of the POSS ideal.
- 7.11 On the matter of occupations, although there are no current formalised occupiers of Redcliffs Park, a proposal has been in train since the agreement by the Council in 2016 for a lease to be entered into with the Redcliffs Residents Association ("Association") for the footprint of the Redcliffs Pavilion building (formally the Redcliffs Table Tennis Club building) located near the Main Road frontage. In addition, a Memorandum of Understanding between the Association and the Council is being prepared, whereby the Council undertakes to repair the earthquake damaged building and transfer ownership of it to the Association. The process for all this to happen has not been completed to date. With the prospect of transfer of Redcliffs Park to the Ministry of Education for the purpose of a school this means it will be necessary that the intended ground lease and building right be either accommodated on the existing park site, transferred to a new park site or be renegotiated.

8. Replacement scenarios upon vacating the current Redcliffs Park site

- 8.1 In responding and co-operating with the Ministry of Education's request to acquire Redcliffs Park the Council is faced with a decision to replace, or not, this facility and if so how. The options in that regard are as follows:

8.2 **Scenario 1 – Shift the park to the current Redcliffs School site**

This option would see the old Redcliffs School Site set apart as a Crown derived recreation reserve with management and control vested in the Council. Please refer to **Attachment C** for a proposed layout plan for the new park on the current school site (subject to change).

Features

The attributes/elements/risks of this site for use as a public park are:

- The area (1.8428 hectares) that is potentially available is the current school area minus the part near the cliff that is deemed to be too hazardous to occupy. This excluded hazardous area is defined as that part of the school site on the cliff side of a line referred to as the fly rock line, which is the mapped limit of broken rock that has flown/could fly from the cliff face. This line was mapped by MWH New Zealand Limited (MWH) in its report on the relative risk at Redcliffs School commissioned by the Ministry of Education (MoE) in 2014. The line is shown on **Attachment D**.
- The remaining (majority) part of the school site is determined in the MWH report as having an annual individual fatality risk that is virtually nil. This applies north-eastward from around the fly rock line with the following recommended risk mitigation measures in place. Primarily, this is distance from the cliffs; secondary, the erection of a physical barrier on the western and southern sides of the main (virtually risk free) school area. The level of risk here is considered to be 10^{-6} or less, this being the background level that all New Zealanders face.
- This reduced school area is less than the existing Redcliffs Park site by the amount of 643m² (or 3.716 % less than the existing park area).
- The area was also assessed by MWH in 2014 as still having some exposure to other risks, these being of the following hazards:
 - Tsunami – however, a number of other nearby school sites (for example, Sumner School) have a higher level of vulnerability associated with tsunami than the Redcliffs School site. Incidentally, the existing Redcliffs Park site does also.
 - Seismic induced ground deformation (liquefaction) – the school site, though, is considered to have a similar, or even lower, level of vulnerability to such ground deformation as much of Christchurch.
- Although not affecting the school site, Geological & Nuclear Sciences (GNS), in a report in August 2014, noted that for the cliff side of Main Road in the section of the road north of the school where the cliff comes close to the road there is a greater rock fall risk, especially for pedestrians and cyclists, for road users along this section than elsewhere on the road. MWH, though, was of the view that similar levels of risk existed in other locations for other stretches of road in the Port Hills road network that are exposed to rock fall hazard, and that it was not unique for people travelling to and from the school site.

- The area is wholly flat, currently covered in grassed and sealed surfaces, as well as, in specific places, by school buildings and trees.
- The understanding is that the built features will be removed upon departure from the site by the school, with the land transferred as a cleared grassed site (although possibly retaining some or all trees); however, the playground, carpark and building at the southern corner may be retained, dependent on further analysis of condition and future use opportunity.
- Two sports fields that have equivalent areas to those on the existing Redcliffs Park site will be able to be slotted into the school site, albeit needing to be oriented differently.
- The school site has a long frontage with the Main Road.

Benefits

The site is suitable, and arguably even preferred, as a replacement for the existing Redcliffs Park site because:

- It provides a comparably flat area able to accommodate the same sports field resource as that currently provided by the existing park site.
- It is much more visible to the wider community due to its long Main Road frontage. This means more visitors can be attracted.
- The new park location will have a higher public profile and be more marketable.
- Close proximity to the existing park site, meaning that existing park users will be reasonably able to access the new site. The close proximity also means that integrated shared public/school use of the two sites can be implemented.
- School site trees, building(s) and carpark may be able to be retained for the amenity and utility of the new park.
- It is not a former landfill site as the existing park site partly is.

Risks

Although the site, or access to it, is subject to some risk of hazards, these are considered to be no more, or even less, than that at other sites, including the current Redcliffs Park site. In particular, these are:

- Tsunami.
- Liquefaction.
- Safety of park visitor access across Main Road.
- Balls potentially leaving the site on to Main Road from the new sports fields.

Dis-Benefits

Some features of the existing park may be lost or need to be transferred to the school site. In particular, these are:

- Loss of open space (643sqm).
- Loss of unimpeded natural views of the marine environment.

- Loss of current Playground (mitigated by the presence of a similar playground on the Redcliffs school site).
- The Redcliffs Pavilion (transferred if feasible to a new building provided on the new park site, accompanied with a formalised occupation to the Redcliffs Residents Association).

8.3 Scenario 2 – Purchase nearby land for a new replacement park site

One possible scenario for the Council to consider is the purchase of an equivalent area of land in the vicinity to replace the existing Redcliffs Park in lieu of acquiring the school site. As there is no suitable vacant land nearby, for the purpose of this exercise an assessment has been made on the basis of purchasing the equivalent area (1.9 hectares) of existing residential lots (estimated at 17 sections) at an average land value of \$385 per square metre plus purchase of improvements on the sections (estimated at \$350,000 per section). This comes to an approximate purchase cost of \$13,300,000. It does not include the significant staff cost, nor time delays associated to facilitating the purchase of private property.

On the grounds of the potentially significantly high cost and the actual unavailability of nearby suitable land to purchase, Council staff do not believe this to be a viable scenario.

8.4 Scenario 3 – Not support vacating the current Redcliffs Park site

Although this decision may not prohibit the current Redcliffs Park being relinquished for a new school, this scenario can be used to emphasise that, in principle, the best outcome for the existing public park that is Redcliffs Park is the status quo, and that there is no public open space benefit in the park being relocated. The question for the Council to ask is if there is a net wider community benefit for the land exchange, and if it is confident there is that, at the minimum, there is the retention of park open space values in the locality if not an increase.

8.5 Scenario 4 – Do not replace the loss of Redcliffs Park

This option is not recommended for the reasons set out earlier in this report under section 7.6 – 7.12 Park Need/Issues.

9. Land Transfer Proposal

Land Status and Process

- 9.1 The Ministry's letter (**Attachment A**) outlines the land transfer process required, this being a series of property transactions undertaken collaboratively and allowing each party to trade occupancy on a permanent basis.
- 9.2 Both the Council and Crown land holdings consist of individual titles, which in turn are held under different legislation and require separate processes to be applied in order to effect transfer.

Council transfer to the Crown

- 9.3 The Council occupied land known as Redcliffs Park, to be acquired by the Crown, consists of the following:

Image Reference	Legal Description	Area	Type / Purpose
Area A	Reserve 4604	10,304m ²	Recreation Reserve
Area B	Lot 3 DP 47479	7,692m ²	Fee Simple Land
Area C	Lot 2 DP 47479	1,075m ²	Fee Simple Land

	TOTAL	1.9071ha	
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Aerial Image:



Transfer process for Area A – This land totals 1.03ha and is classified as Recreation Reserve under the Reserves Act. This is Crown derived therefore the Council does not own this title but is vested control and management rights from the Crown. Therefore, for the Ministry to ‘acquire’ this land, the Crown simply needs to cancel the ‘vesting’ in Council under Section 27 of the Reserves Act.

The Council needs to formally accept this un-vesting decision and that decision requires public consultation under Section 78 of the Local Government Act.

Transfer process for Areas B & C – These two Fee Simple titles are owned by the Council and are governed under the Local Government Act. The Crown intends to ‘acquire’ this land under Section 50 of the Public Works Act for education purposes. This process requires the Crown to pay a market value for the land and improvements and transfer is effected via a standard sale & purchase agreement. The market value (revenue to the Council) will be independently assessed by Council’s valuer and the details included within the future report following consultation.

In order for the Council to make this decision, public consultation is also required to seek the views and preferences of effected and interested parties in accordance with the requirements of Sections 78 and 138 of the Local Government Act.

Crown transfer to the Council

9.4 Crown land to be “acquired” by the Council, collectively and currently known as Redcliffs School:

Image Reference	Legal Description	Area	Type / Purpose
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Area A	Section 1 SO334406	4,223m2	Education Purposes
Area B	Part Lot 3 DP 1228	4,407m2	Fee Simple
Area C	Held in gazette	1,821m2	Public School
Area D	Lot 1 DP 7624	3,384m2	Fee Simple
Area E	Part Lot 2 DP 1228	4,957m2	School Site
TOTAL		1.8792ha	

Aerial Image:



Transfer Process for Areas A to E - The Crown intends to amalgamate these titles, and set them apart as Crown owned Recreation Reserve and then vest the land to the Council to control and manage under Section 28 of the Reserves Act. The vesting process would appoint the Council to control and manage the land for the purpose for which the land is classified (recreation activities). The site is to be cleared of improvements and grassed before the Council receives occupation; however some assets are still in discussion for retention, for example, the formed car park at the northern end.

In order for Council to accept the vesting of this land it must first consult publicly in order to consider the views of any parties which may be affected by the decision.

The Ministry of Education intends to transfer 4,524m² of land on the existing school site that is directly under the cliffs, which is held in two separate titles (Part Lot 8 DP 11088 and Part Lot 2 DP 1228), to Land Information New Zealand under the Public Works Act 1981 to be held as Crown land under the Land Act 1948.

- 9.5 The above processes will occur separately by nature but will be coordinated concurrently in order to provide a workable transition for each party to their intended location.
- 9.6 Should the exchange proceed, any necessary land zoning changes will be the responsibility of the party who is to occupy that space, for example, the Council will alter the Redcliffs School site to an open space zone to accommodate park use in the next District Plan review. The Crown would be responsible for coordinating land use requirements to accommodate education uses at the current Redcliffs Park site. At the time of writing this report the Council understands the Ministry of Education will use the Greater Christchurch Regeneration Act to deal with the latter planning matters. These processes are likely to commence later in the year and if used will include an opportunity for public comment.

Public Consultation and Hearings Panel Process

- 9.7 On the basis public consultation processes proceed and responses are received, as outlined in Section 3, the Council will be required to coordinate a hearings panel process. Please refer to **Attachment E** for the staff recommended public consultation process.

Dealing unilaterally with the Ministry of Education and Land Purchase negotiations

- 9.8 With regards to the Council owned 'non-reserve' land, dealing unilaterally with the Ministry in relation to the sale of the land required for the relocation of Redcliffs School is justifiable and reasonable as the land will be transferred for the provision of another public work.
- 9.9 In accordance with Section 50 of the Public Works Act 1981 "any existing public work or part of any existing public work may be disposed of by the Minister to a local authority, or by a local authority to the Minister or another local authority, for a public work, whether of the same kind or not..."
- 9.10 Independent valuations were commissioned by Council and the Ministry of Education. Following a meeting of the respective valuers, which included discussions around the methodology used to determine the market value of the site, a joint recommendation was provided for the current market value of the land.

10. Option 1 – Proceed with public consultation as required under the Local Government Act (preferred)

Option Description

- 10.1 Council staff will commence consultation processes as required under the Local Government Act 2002, with regards to a future decision on:
 - iv. Disposal of Lots 2 & 3 DP 47479 (8,767m²).
 - v. Accepting the Crown's intent to remove the vesting of 'Reserve 4604' (10,304m²) under Council management and control.
 - vi. The Council formally accepting the Crown's intention to vest a new reserve under the control and management of Council, being five lots totalling 18,792m².

Significance

- 10.2 The level of significance of this option is medium and consistent with section 2 of this report.

- 10.3 Engagement requirements for this level of significance are met under the included consultation process.

Impact on Mana Whenua

- 10.4 A Ngai Tahu 'Wahi Tapu' area (place sacred to Maori in the traditional, spiritual, religious, ritual or mythological sense) is present which overlaps both the current Redcliffs school and Redcliffs Park sites. The Ministry of Education are dealing with this aspect of the project and will need to satisfy any requirements prior to land transfer.

Community Views and Preferences

- 10.5 The community and park users are specifically affected by this option due to the proposed relocation of Redcliffs Park. Their views are specifically requested by the recommended consultation process.

Alignment with Council Plans and Policies

- 10.6 This option is consistent with Council's Plans and Policies as the necessary public consultation processes are to be completed.

Financial Implications

- 10.7 Cost of Implementation – Consultation process (staff time, advertising, hearings panel).
10.8 Maintenance / Ongoing Costs - Nil
10.9 Funding source – Existing budgets

Legal Implications

- 10.10 This option complies with the Council's obligations under the Local Government Act 2002.

Risks and Mitigations

- 10.11 Nil

Implementation

- 10.12 Implementation dependencies - Standard consultation process
10.13 Implementation timeframe – 2 to 3 months

Option Summary - Advantages and Disadvantages

- 10.14 The advantages of this option include:
- a. The Council will meet their consultation obligations under the Local Government Act with regards to disposal of land and the acceptance of a new park vesting.
 - b. A hearings panel will be appointed and the public's views will be heard in an appropriate forum.
 - c. The Council will be able to fully consider the views of the public when a subsequent decision on the land transfer package is discussed and resolved.
 - The Council will cooperate with the Ministry of Education's request to progress the land transfer proposal.
- 10.15 The disadvantages of this option include:
- 2. None identified.

11. Option 2 – Do not proceed with public consultation

Option Description

- 11.1 The Community Board elects not to recommend a public consultation process as required under the Local Government Act 2002. This would presuppose that either:
- vii. The land transfer proposal will stall and the Crown would need to reconsider their process for the land acquisitions, or
- viii. The Council proceeds with the transfer without consultation and opens itself to potential legal action from affected parties.

Significance

- 11.2 The level of significance of this option is medium and consistent with section 2 of this report.
- 11.3 Engagement requirements for this level of significance are not being met by the decision.

Impact on Mana Whenua

- 11.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 11.5 The community and park users are specifically affected by this option due to the proposed relocation of Redcliffs Park. Their views would not be requested if this option is chosen.

Alignment with Council Plans and Policies

- 11.6 This option is consistent with Council's Plans and Policies

Financial Implications

- 11.7 Cost of Implementation - Nil
- 11.8 Maintenance / Ongoing Costs – Nil
- 11.9 Funding source - Not applicable

Legal Implications

- 11.10 There is a high risk that selecting this option will place the Council in breach of the Local Government Act and become vulnerable to legal challenge.

Risks and Mitigations

- 11.11 As per 11.10

Implementation

- 11.12 Implementation dependencies - Nil
- 11.13 Implementation timeframe – Not Applicable

Option Summary - Advantages and Disadvantages

- 11.14 The advantages of this option include:

1. Nil

- 11.15 The disadvantages of this option include:

2. The Council would normally adhere to legislative requirements. If the Council proceeded with the land transfers without public consultation, the Council would be in breach of the Local Government Act and will be vulnerable to legal action.

Attachments

No.	Title	Page
A ↓	Ministry of Education Letter	56
B ↓	Green Space Accessibility	60
C ↓	New Park Layout	61
D ↓	Cliff Collapse Risk Image	62
E ↓	Redcliffs Park - Land Transactions - Ministry of Education: Consultation Plan	63

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Authors	Luke Rees-Thomas - Property Consultant Derek Roozen - Senior Network Planner Parks
Approved By	Angus Smith - Manager Property Consultancy Brent Smith - Team Leader Asset Planning and Management Parks Andrew Rutledge - Head of Parks Mary Richardson - General Manager Customer and Community



26 April 2017

The Chief Executive
Christchurch City Council
PO Box 73016
Christchurch 8154

Dear Dr Edwards

Redcliffs Regeneration Project

The Ministry of Education (**Ministry**) proposes to rebuild a new Redcliffs School on Redcliffs Park land and create a new recreation reserve on the existing school land.

Rebuilding Redcliffs School at Redcliffs Park

Redcliffs Park consists of land held by two entities, Christchurch City Council (**Council**) and the Crown (see attached plan 1).

The Ministry wishes to convey its desire to purchase the two parcels of land owned by the Council. The Ministry proposes to achieve this under section 50 of the Public Works Act 1981.

The Ministry understands that Council will consult, under section 138 of the Local Government Act 2002, on the proposal to sell land to the Ministry for education purposes before it agrees to sell the land.

The remaining balance of the park is Crown owned land that is a public reserve administered by Council, under the Reserves Act 1977, for a recreation reserve (**reserve land**). The reserve land would be set apart for a public work for education purposes under section 52(1)(a) of the Public Works Act. This requires the consent of the Minister of Conservation, given after consultation with the Council under section 52(2) of the Public Works Act as the administering body of the reserve.

The Council's response to that consultation with the Minister of Conservation, may also give rise to a decision-making process for the Council. The Ministry understands that the Council may be required, under section 78 of the Local Government Act, to consider the views and preferences of persons likely to be affected by, or who have an interest in, the Council's response to the consultation with Minister of Conservation.

The Ministry fully appreciates and supports the public engagement that Council will look to undertake as part of the Council's response to the requests contained in this letter.

New Park on Redcliffs School Land

The existing Redcliffs School site (attached plan 2) is held by the Ministry for education purposes under the Public Works Act (**school land**).

It is proposed that the school land be cleared of all of buildings currently located there and laid down to grass. As a Crown process, the school land would then be transferred from the Ministry of Education to the Department of Conservation under the Public Works Act for a recreation reserve, and then the Council appointed to control and manage the recreation reserve under section 28 of the Reserves Act. The Ministry understands that Council may be again required to consider, under section 78 of the Local Government Act,

National Office, Justice Centre, 19 Aitken Street, Thorndon, Wellington
PO Box 1656, Wellington 6140, Wellington. Phone: +64 4 463 8000 Fax: +64 4 463 8001

education.govt.nz

the views and preferences of persons likely to be affected by, or who have an interest in, the Council's decision to accept the appointment to control and manage the recreation reserve.

All of the parcels that comprise the school land, except one parcel of land (4223m² Section 1 Survey Office Plan 334406 CFR156004), are subject to a right of first refusal to Te Rūnanga o Ngāi Tahu under the Ngāi Tahu Claims Settlement Act 1998. The Crown to Crown transfer under the Public Works Act is an excepted transaction under the Ngāi Tahu Claims Settlement Act, however, notice of the proposed transfer to the Department of Conservation will need to be given by the Ministry to Te Rūnanga o Ngāi Tahu in respect of the relevant land parcels.

For completeness, there are two small parcels of land that are adjacent to the cliffs and that will be transferred to Land Information New Zealand, under the Public Works Act, to be held as Crown land under the Land Act 1948. The land that is proposed to become Crown land are:

1762m² Part Lot 2 Deposited Plan 1228 Gazette 1961 p315

2762m² Part Lot 8 Deposited Plan 11088 Gazette 1966 p1497

Ministry of Education's request to Christchurch City Council

The Ministry therefore formally requests that the Council:

1. Transfers, under section 50 of the Public Works Act for education purposes, two parcels of Council owned land at Redcliffs Park described as:
1075 m² lot 2 deposited plan 47479 CB27F/183
7692 m² lot 3 deposited plan 47479 CB27F/184
2. Agrees to the cancellation of the vesting in the Council of the Crown owned recreation reserve at Redcliffs Park described as 1.0304ha Reserve 4601 CB616/39.
3. Agrees to be appointed to control and manage that land at Redcliffs School described as follows as recreation reserve under section 28 of the Reserves Act for a new park:
4223m² Section 1 Survey Office Plan 334406 CFR156004
4047m² Part Lot 3 Deposited Plan 1228 CB190/67
3384m² Lot 1 Deposited Plan 7624 CB372/72
4957m² Part Lot 2 Deposited Plan 1228 CB495/17
1821m² Part Lot 3 Deposited Plan 1228 Gazette 1924 p2596

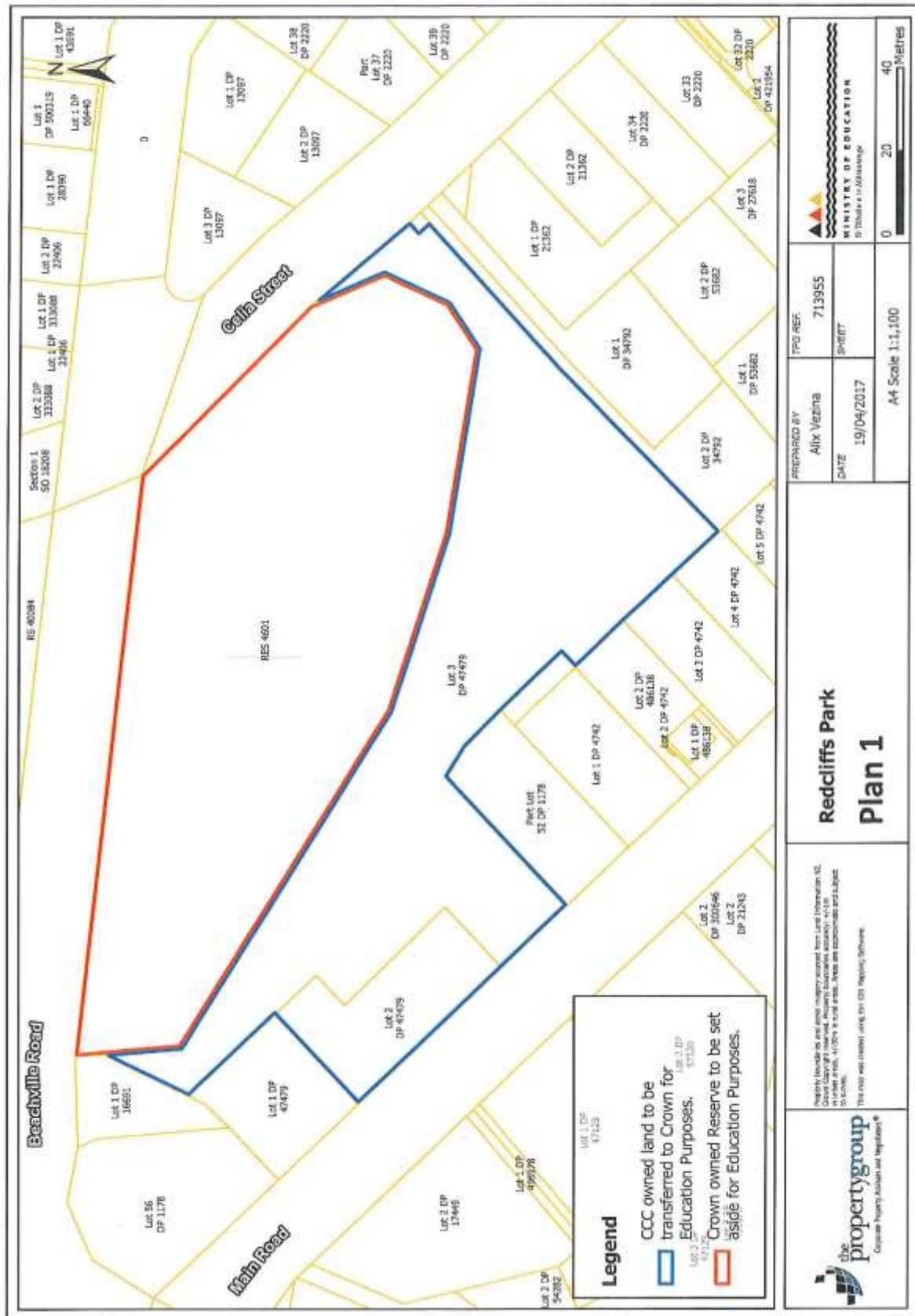
The Ministry is proposing a focused and expedited regeneration process that recognises local leadership that gives great outcomes for everyone. I would be grateful if the Council would consider the above request at the earliest opportunity.

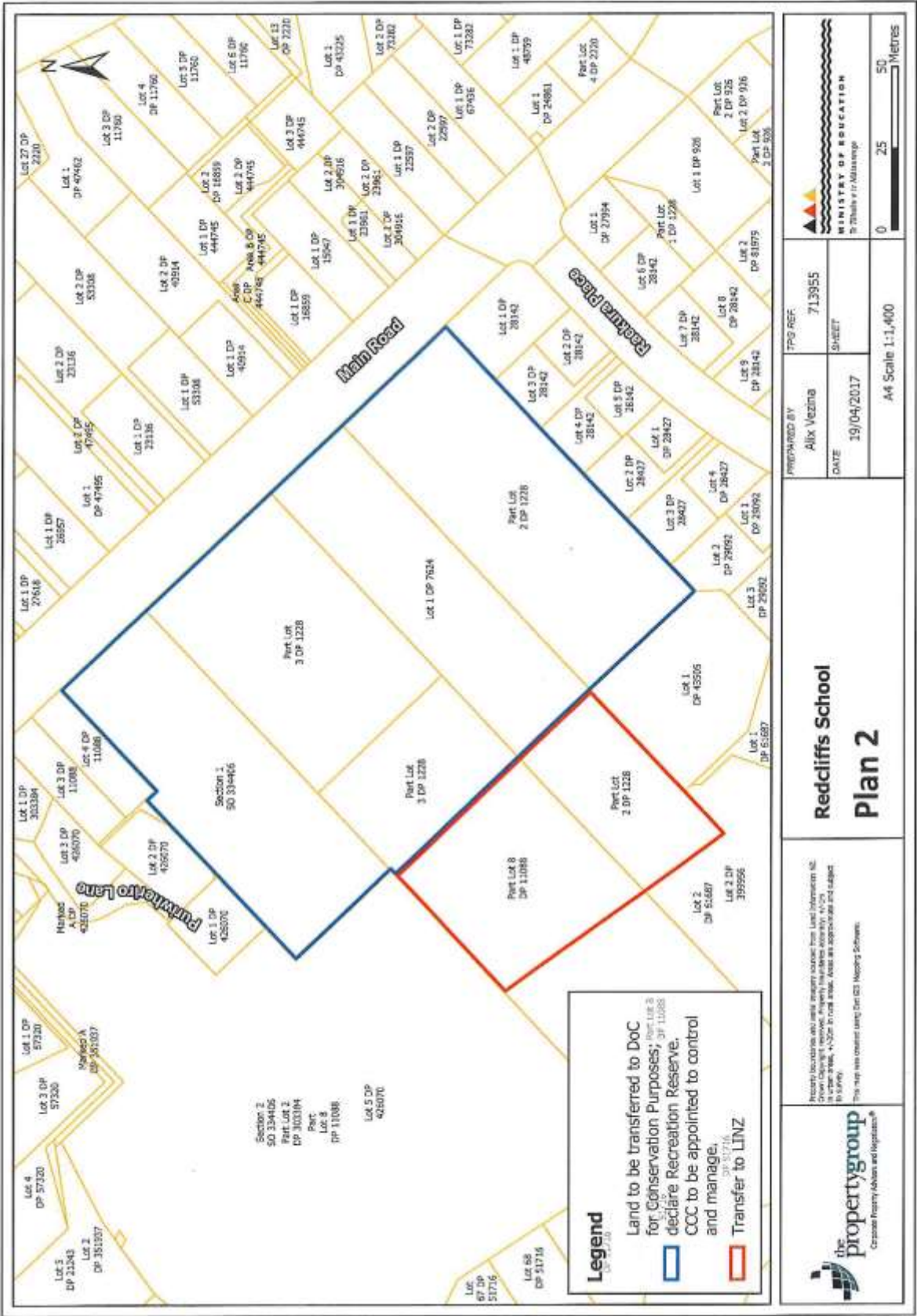
Kind regards

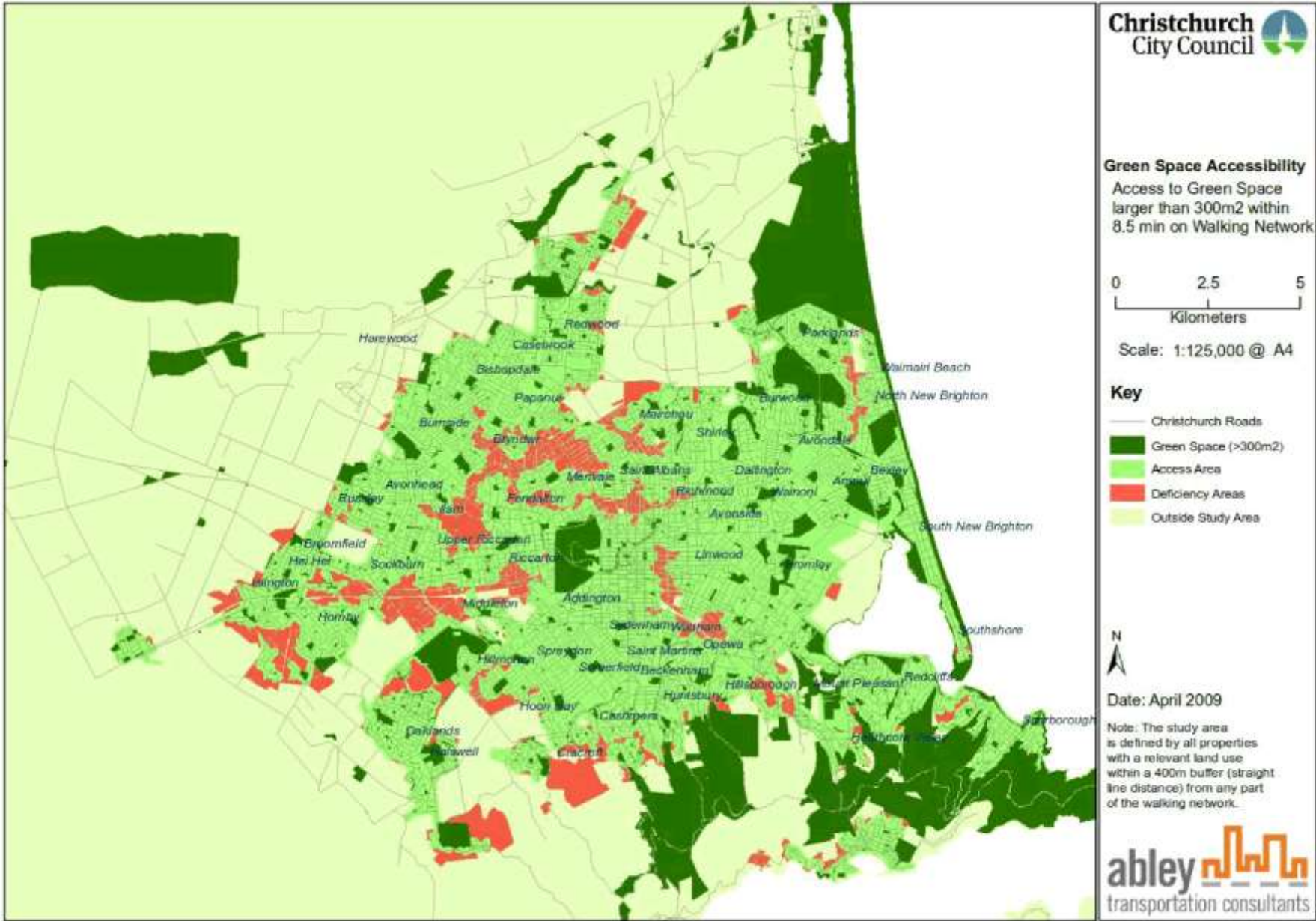


Kim Shannon
Head of Education Infrastructure Service

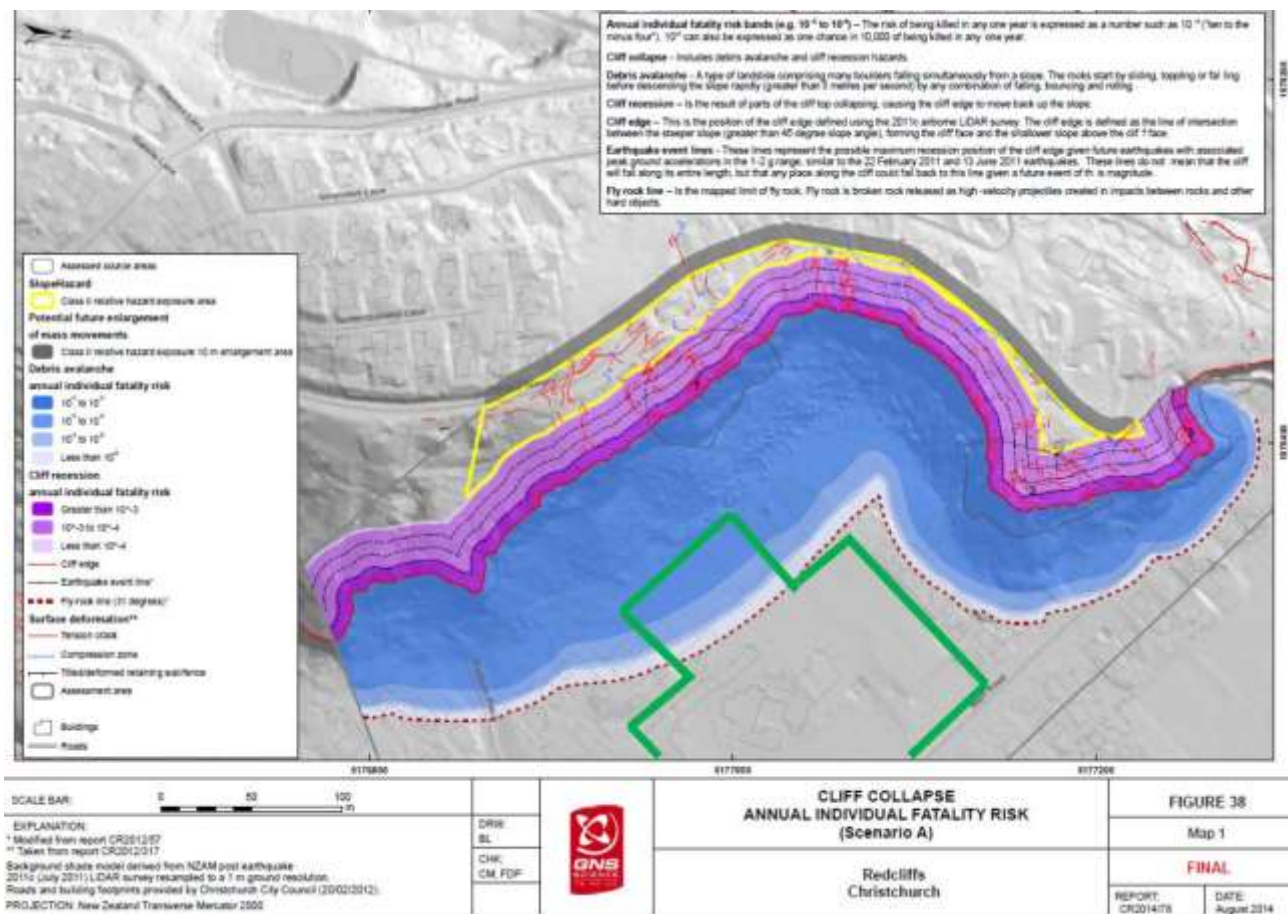
cc: Steve Sharman, Department of Conservation
Andrew Rutledge, Christchurch City Council











Redcliffs Park - Land Transactions - Ministry of Education: Consultation Process		
Step	Description	Timeframes
1. Develop consultation document and online consultation pages	Prepare a consultation document. As a minimum it will need to outline the proposal (the transfer of land), and the reasons for the proposal	May 8 – May 23
2. Release consultation document and online consultation pages	Send the document to directly affected parties and release it more generally to the wider public <ul style="list-style-type: none"> <input type="checkbox"/> Send all known affected parties an electronic copy of the consultation document <input type="checkbox"/> Post the document to the school catchment area <input type="checkbox"/> Publish a link to the consultation pages by Council's usual methods to inform and consult the wider community. This might include information in newsletters, community newspapers, The Press (public notice), social media and Newsline. 	29 May
3. Consultation period	Allow a suitable timeframe for the community to consider the proposal and provide feedback. Provide opportunity for affected parties and the wider public to meet with the project team.	29 May – 26 June
4. Submissions	Staff will consider the submission data and report back to the Council.	TBC
5. Make a decision and communicate to submitters and public	Hearings may or may not be held (to be decided by Council). Council will need to consider submissions and make a decision whether or not to proceed with the land Transfer. It must provide access to the decision and relative explanatory information.	TBC

8. Nayland Street Carpark - Proposed Changes to Curb Cuts and No Parking Restrictions

Reference: 17/479767

Contact: Jon Malis

Jon.Malis@ccc.govt.nz

03-941-6692

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Linwood-Central-Heathcote Community Board to approve the installation 'No Parking' restrictions and changes to the kerb alignment on Nayland Street immediately in front of the new carpark at the 31 – 33 Nayland Street, Sumner, as shown in Attachment A.

Origin of Report

- 1.2 This report is staff generated in response to requests from the Linwood-Central-Heathcote Community Board and for the general requirement of advance approval of any curb cuts or changes in parking restrictions.

2. Significance

- 2.1 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
- 2.1.1 The level of significance was determined by assessment of the magnitude of the problem and the number of properties affected by the preferred option.
- 2.1.2 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Linwood-Central-Heathcote Community Board:

1. Revoke all existing parking and stopping restrictions on the north east side of Nayland Street, commencing at point 76.5 metres north east of its intersection with Wakefield Avenue and extending in a north easterly direction for a distance of 25 metres.
2. Revoke all existing parking and stopping restrictions on the south west side of Nayland Street, commencing at point 78 metres north east of its intersection with Wakefield Avenue and extending in a north easterly direction for a distance of 22.5 metres.
3. Approve that the stopping of vehicles be prohibited at any time on the north east side of Nayland Street, commencing at point 76.5 metres north east of its intersection with Wakefield Avenue and extending in a north easterly direction for a distance of 25 metres.
4. Approve that the stopping of vehicles be prohibited at any time on the south west side of Nayland Street, commencing at point 78 metres north east of its intersection with Wakefield Avenue and extending in a north easterly direction for a distance of 22.5 metres.
5. Approve the general layout for Nayland Street as detailed in Attachment A, including kerb alignments, surface treatments, line markings, landscaping and footpaths

4. Key Points

- 4.1 This report supports the Council's Long Term Plan (2015 - 2015) [and the Sumner Village Master Plan](#)

Activity: Road Operations:

- Level of Service: 10.0.6 Improve Road Safety: Reduce the number of reported crashes on the network
- Level of Service: 10.3.8 Optimise operational performance

- 4.2 The following feasible options have been considered:

- Option 1 - Install No Stopping Restrictions (preferred option)
- Option 2 - Do Nothing

- 4.3 Option Summary - Advantages and Disadvantages (Preferred Option)

4.3.1 The advantages of this option include:

- Reduces the risk of a crash by improving sightlines at the intersection of the new Carpark driveway and Nayland Street.
- Prohibits vehicles from parking in the road narrowing and obstructing the free flow of traffic.

4.3.2 The disadvantages of this option include:

- Removes car parking spaces.

5. Context/Background

- 5.1 As described previously to the Board in our Memo of 7 March 2017 titled 'Nayland Street Carpark Project Delivery Planned for June 2017', wherein we notified the board of the commencement of a previously planned and approved project contained within the Sumner Village Master Plan.
- 5.2 Council's Project Manager and a representative of the Urban Design Team have engaged in direct consultation with all the boundary neighbours of this project to gain their agreement and approval for the proposed fencing and related access issues.
- 5.3 The only property owners on this short section of Nayland Street (31 – 33 Nayland) are Council and CERA on the opposite side. It was therefore assumed by the Traffic Designers that no external consultation was required for the minor changes to the road layout as designed.
- 5.4 The existing traffic calming road layout contains the following elements, which we are duplicating in a slightly modified plan: a) road narrowing; b) speed hump; c) brick masonry pavers at speed hump; and d) ornamental plantings in space between foot path and curb. The narrowing curb line on the opposite side of the street will remain unchanged.
- 5.5 We request the Board to approve these minor changes to the street scape features with urgent priority because we have scheduled the Contractor to begin work the last week of May. They have a three to four week construction programme to deliver the project on time before the 30 June target date. This delivery time is planned to coordinate with the completion of the new Sumner Library building in July 2017.

6. Option 1 - Install No Parking Restriction (preferred)

Option Description

Install no stopping restrictions on Nayland Street as shown in the plan attached at Appendix A. 6.2 The option would improve sightlines for drivers entering and exiting the carpark.

- 6.3 The option would not remove any additional car parking spaces from Nayland Street that are not already restricted by the traffic calming speed hump and the driveways to the existing residences.
- 6.4 The option does remove one potential carpark that might otherwise be allowed by the removal of one driveway and the relocation of the new driveway to the carpark. But that park if allowed would diminish the sightlines of drivers exiting the carpark.

Significance

- 6.5 The level of significance of this option is low consistent with section 2 of this report.

Impact on Mana Whenua

- 6.6 This option does not involve a significant decision in relation to land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 6.7 Because there are no affected property owners, besides Council and CERA, no residents were advised of the recommended option by Council Traffic Engineers.

Alignment with Council Plans and Policies

- 6.8 This option is consistent with Council's Plans and Policies.

Financial Implications

- 6.9 Cost of Implementation is less than 1% of the \$270,000 project budget.
- 6.10 Maintenance / Ongoing Costs - Covered under the area maintenance contract and effect will be minimal to the overall asset.
- 6.11 Funding source – Transport – CETG Infra Imp Major Amenity Improvements Budget.

Legal Implications

- 6.12 Part 1, Clause 5 of the Christchurch City Council Traffic and Parking Bylaw 2008 provides Council with the authority to install parking restrictions by resolution.
- 6.13 The Community Boards have delegated authority from the Council to exercise the delegations as set out in the Register of Delegations. The list of delegations for the Community Boards includes the resolution of stopping restrictions and traffic control devices.
- 6.14 The installation of any signs and/or markings associated with traffic control devices must comply with the Land Transport Rule: Traffic Control Devices 2004.

Risks and Mitigations

- 6.15 Not applicable.

Implementation

- 6.16 Implementation dependencies - Community Board approval.
- 6.17 Implementation timeframe - Approximately four weeks once the area contractor receives the request.

Option Summary - Advantages and Disadvantages

- 6.18 The advantages of this option include:

- Reduces the risk of a crash by improving sightlines at the intersection of the new Carpark driveway and Nayland Street.
- Prohibits vehicles from parking in the road narrowing and obstructing the free flow of traffic.

6.19 The disadvantages of this option include:

- Removes one potential car park.

7. Option 2 - Do Nothing

Option Description

- 7.1 Retain existing intersection markings, which are non-existing due to double sided narrowing feature of traffic calming at speed hump.
- 7.2 One side of the traffic calming narrowing feature is being removed by the necessity of the new driveway to the new Carpark, which effectively makes the street wider.

Significance

- 7.3 The level of significance of this option is low and is consistent with section 2 of this report.

Impact on Mana Whenua

- 7.4 This option does not involve a significant decision in relation to land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 7.5 This option is inconsistent with community requests for improvement to the intersection.

Alignment with Council Plans and Policies

- 7.6 This option is consistent with Council's Plans and Policies.

Financial Implications

- 7.7 Cost of Implementation - \$300
- 7.8 Maintenance / Ongoing Costs - \$0
- 7.9 Funding source - Not applicable.

Legal Implications

- 7.10 Not applicable.

Risks and Mitigations

- 7.11 Not applicable.

Implementation

- 7.12 Implementation dependencies - Not applicable.
- 7.13 Implementation timeframe - Not applicable.

Option Summary - Advantages and Disadvantages

7.14 The advantages of this option include:

- Would allow one more car to park on Nayland Street close to the new driveway to the Carpark.

7.15 The disadvantages of this option include:

- It does not address the need for improved sightlines at the intersection with the new Carpark and therefore the safety risk is not dealt with.

- It does not address the issue of the road narrowing feature on the opposite side of the road meant to calm the traffic. If vehicles park here it will obstruct the flow of traffic on Nayland Street.

Attachments

No.	Title	Page
A ↓	Nayland Street Carpark Site Plan	70

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

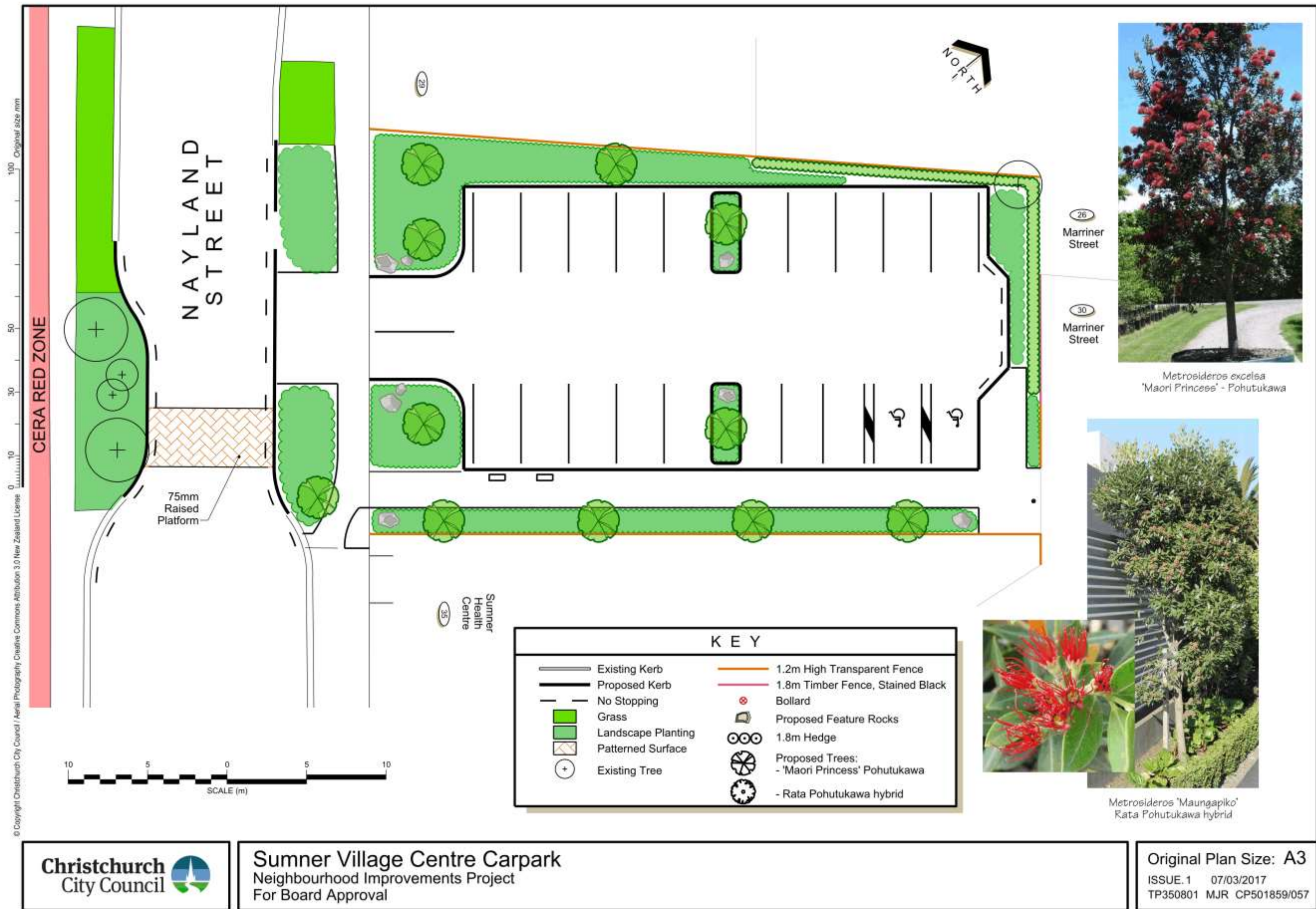
(a) This report contains:

- sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Jon Malis - Project Manager
Approved By	Liam Nolan - Head of Vertical Capital Delivery and Professional Services David Adamson - General Manager City Services



9. 198 Hazeldean Road - Proposed P30 Parking Restriction

Reference: 17/405234

Contact: Barry Hayes

Barry.hayes@ccc.govt.nz

03 941 8950

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Linwood-Central-Heathcote Community Board to approve the installation of P30 parking restrictions along part of the south side of Hazeldean Road between Antigua Street and Montreal Street in accordance with Attachment A.
- 1.2 The site is located within the road network as shown in Attachment B.

Origin of Report

- 1.3 This report was staff generated in response to a request from a local business situated at 198 Hazeldean Road.

2. Significance

- 2.1 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 2.1.1 The level of significance was determined by assessment of the magnitude of the problem and the number of properties affected by the preferred option.
 - 2.1.2 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Linwood-Central-Heathcote Community Board:

1. Approve that the parking of vehicles be restricted to 30 minutes between Monday and Friday on the south side of Hazeldean Road commencing at a point 27 metres east of its intersection with Antigua Street and extending in an easterly direction for 10 metres.

4. Key Points

- 4.1 This report supports the [Council's Long Term Plan \(2015 - 2025\)](#):
 - 4.1.1 Activity: Parking
 - Level of Service: 10.3.8 Optimise operational performance
- 4.2 The following feasible options have been considered:
 - Option 1 – Option 1 – Install P30 parking restrictions (preferred option)
 - Option 2 – Do nothing
- 4.3 Option Summary - Advantages and Disadvantages (Preferred Option)
 - 4.3.1 The advantages of this option include:
 - Provides a higher turnover of parking occupancy to improve customer access to 198 Hazeldean Road

- Provides improved access for loading and deliveries.

4.3.2 The disadvantages of this option include:

- None identified

5. Context/Background

- 5.1 The business owner at Penrose Enterprises Limited has expressed concern about parked vehicles occupying the unrestricted on-street space outside his business at 198 Hazeldean Road in Sydenham.
- 5.2 These vehicles have been observed to be parked for the whole working day and expected to be commuters in the Christchurch CBD.
- 5.3 Customers and deliveries in medium size goods vehicles have substantial difficulty manoeuvring into an appropriate space near the business location. There is no dedicated off-street space available for deliveries or loading activity, nor for customers.
- 5.4 The business immediately west of the site has off-street parking available, which were observed to meet their demands. Immediately to the east of the site, there is a small enclosed substation, which has a gated access required to be kept clear at all times.
- 5.5 Upon investigation, council staff concur that the unrestricted parking spaces on Hazeldean Road are consistently occupied throughout the day and agree with the difficulties described by the business owner.
- 5.6 The installation of the P30 restrictions will increase parking turnover to assist customer access and to a lesser extent, loading activity at 198 Hazeldean Road as well as any other businesses nearby that attract visitors or customers.

6. Option 1 – Install P30 restrictions (preferred)

Option Description

- 6.1 Install P30 restriction on the South side of Hazeldean Road in accordance with Attachment A.
- 6.2 These restrictions would be in effect between Monday and Friday, 8am to 6pm which corresponds with the business hours at Penrose Enterprises Limited.
- 6.3 This option provides approximately two car lengths of P30 parking space on the street. Since the substation property at no.200 east of the site is normally kept clear this would facilitate smooth vehicle approach on manoeuvring in.

Significance

- 6.4 The level of significance of this option is low and is consistent with section 2 of this report.

Impact on Mana Whenua

- 6.5 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 6.6 Letters of consultation with a site plan have been issued to property owners and tenants at 192-212 Hazeldean Road and no responses in objection or requesting amendment were received.

Alignment with Council Plans and Policies

- 6.7 This option is consistent with Council's Plans and Policies

Financial Implications

- 6.8 Cost of Implementation - \$200 to install signs and road markings.
- 6.9 Maintenance / Ongoing Costs – covered under the area maintenance contract and the effect will be minimal to the overall asset.
- 6.10 Funding source – Traffic Operations budget.

Legal Implications

- 6.11 Part 1, clause 5 of the Christchurch City Council Traffic and Parking Bylaw 2008 provides Council with the authority to install parking restrictions by resolution.
- 6.12 The Linwood-Central-Heathcote Community Board has delegated authority from the Council to exercise the delegations as set out in the Register of Delegations. The list of delegations for the Parking Restrictions Subcommittee includes the resolution of stopping restrictions and traffic control devices.
- 6.13 The installations of any sign and/or road markings associated with traffic control devices must comply with the Land Transport Rule: Traffic Control Devices 2004.

Risks and Mitigations

- 6.14 Not applicable

Implementation

- 6.15 Implementation dependencies - Linwood-Central-Heathcote board approval.
- 6.16 Implementation timeframe – approximately 3-4 weeks once the area contractor receives the request.

Option Summary - Advantages and Disadvantages

- 6.17 The advantages of this option include:

- Provides a higher turnover of parking occupancy to improve customer access and loading/deliveries to the business at 198 Hazeldean Road and other nearby businesses.

6.18 The disadvantages of this option include:

- None identified

7. Option 2 – Do Nothing

Option Description

7.1 Retain the existing unrestricted parking

Significance

7.2 The level of significance of this option is low and is consistent with section 2 of this report

Impact on Mana Whenua

7.3 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

7.4 This option is inconsistent with the local business request for P30 parking to support local business activity and increase parking turnover.

Alignment with Council Plans and Policies

7.5 This option is consistent with Council's Plans and Policies

Financial Implications

7.6 Cost of Implementation - \$0

7.7 Maintenance / Ongoing Costs - \$0

7.8 Funding source – not applicable

Legal Implications

7.9 Not applicable

Risks and Mitigations

7.10 Not applicable

Implementation

7.11 Implementation dependencies - not applicable

7.12 Implementation timeframe – not applicable

Option Summary - Advantages and Disadvantages

7.13 The advantages of this option include:

- None identified

7.14 The disadvantages of this option include:

- Does not support the customer and delivery demands of the adjacent business.

Attachments

No.	Title	Page
A ↓	App A 198 Hazeldean Rd Site Plan	76
B ↓	App B 198 Hazeldean Rd Location Plan	77

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

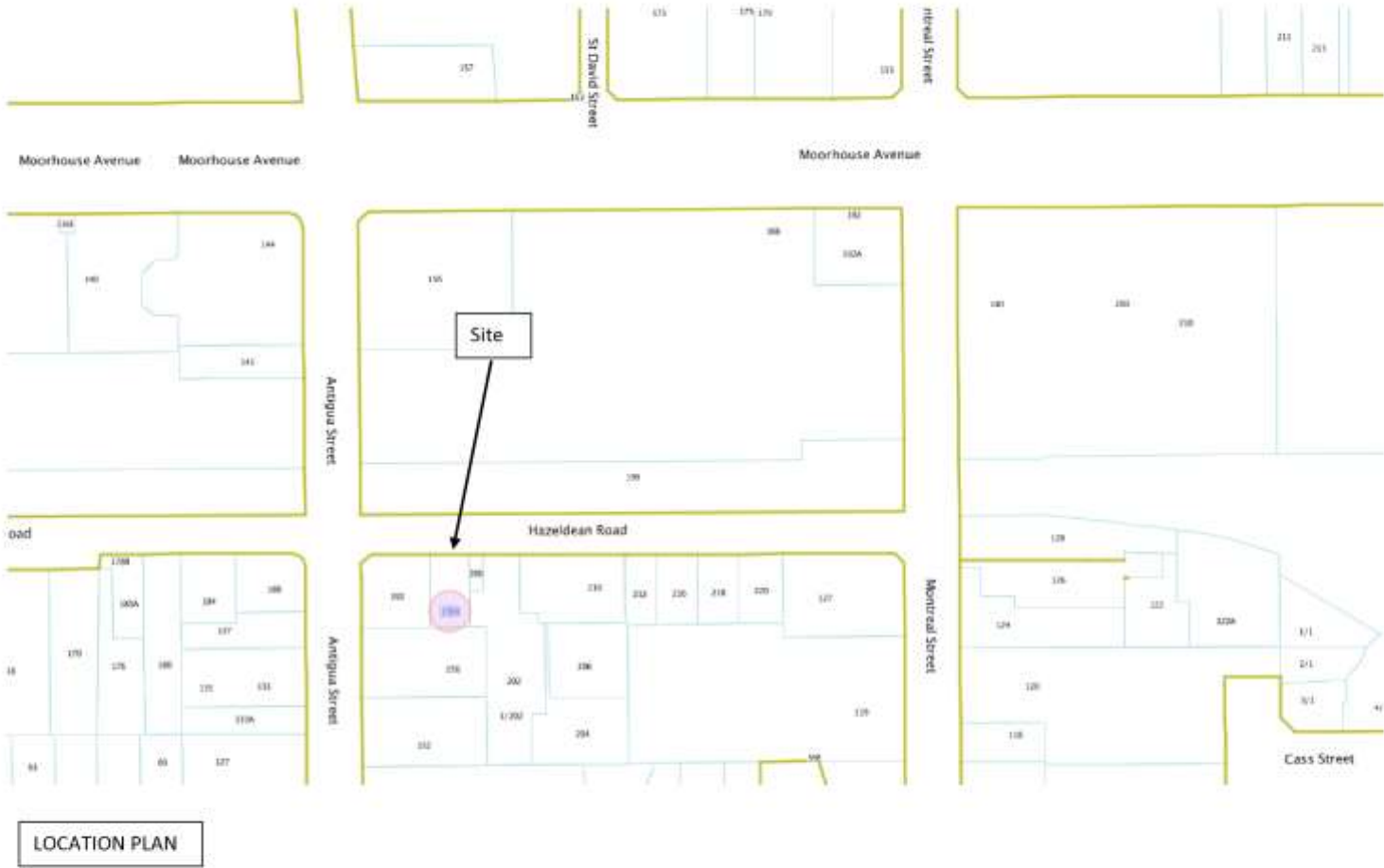
- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Barry Hayes - Traffic Engineer
Approved By	Ryan Rolston - Team Leader Traffic Operations Aaron Haymes - Manager Operations (Transport)





10. 216 Hazeldean Road - Proposed P30 Parking Restriction

Reference: 17/410026

Contact: Barry Hayes

Barry.hayes@ccc.govt.nz

03 941 8950

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Linwood-Central-Heathcote Community Board to approve the installation of P30 parking restrictions along part of the south side of Hazeldean Road between Antigua Street and Montreal Street in accordance with Attachment A.
- 1.2 The site is located within the road network as shown in Attachment B.

Origin of Report

- 1.3 This report was staff generated in response to a request from a local business situated at 216-218 Hazeldean Road.

2. Significance

- 2.1 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 2.1.1 The level of significance was determined by assessment of the magnitude of the problem and the number of properties affected by the preferred option.
 - 2.1.2 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Linwood-Central-Heathcote Community Board:

1. Approve that the parking of vehicles be restricted to 30 minutes between Monday and Friday on the south side of Hazeldean Road commencing at a point 82 metres west of its intersection with Montreal Street and extending in an western direction for 11 metres.

4. Key Points

- 4.1 This report supports the [Council's Long Term Plan \(2015 - 2025\)](#):
 - 4.1.1 Activity: Parking
 - Level of Service: 10.3.8 Optimise operational performance
- 4.2 The following feasible options have been considered:
 - Option 1 – Option 1 – Install P30 parking restrictions (preferred option)
 - Option 2 – Do nothing
- 4.3 Option Summary - Advantages and Disadvantages (Preferred Option)
 - 4.3.1 The advantages of this option include:
 - Provides a higher turnover of parking occupancy to improve customer access to 216-218 Hazeldean Road
 - Provides improved access for loading and deliveries

4.3.2 The disadvantages of this option include:

- None identified

5. Context/Background

- 5.1 The business owner at Canterbury Landrover Spares and Servicing (hereafter referred to as Canterbury Landrover) has expressed concern about parked vehicles occupying the unrestricted on-street space outside his business at 216-218 Hazeldean Road in Sydenham. These vehicles have been observed to be parked for the whole working day and expected to be commuters in the Christchurch CBD.
- 5.2 The nature of the business attracts daily visits by breakdown vehicles either towed or on the back of a recovery vehicle. The lack of on-street spaces presents particular difficulties for these vehicles which are forced to double park, drive into the site or stop a considerable distance away.
- 5.3 There are occasional opportunities for customers off-site at this address, though this often blocks the internal area which is primarily for vehicles awaiting repair. There is no dedicated off-street space available for deliveries or loading activity.
- 5.4 The business immediately east and west of the site have off-street parking available, which were observed to have some spare capacity, though may also be subject to attracting visitors who may also require temporary parking.
- 5.5 Upon investigation, council staff concur that the unrestricted parking spaces on Hazeldean Road are consistently occupied throughout the day and agree with the difficulties described by the business owner.
- 5.6 The installation of the P30 restrictions will increase parking turnover to assist customer access and loading activity at 216-218 Hazeldean Road as well as any other nearby properties that attract visitors or customers.

6. Option 1 – Install P30 restrictions (preferred)

Option Description

- 6.1 Install P30 restriction on the South side of Hazeldean Road in accordance with Attachment A.
- 6.2 These restrictions would be in effect between Monday and Friday, 8am to 6pm which corresponds with the business hours at Canterbury Landrover.
- 6.3 This option provides approximately two car lengths of P30 parking space on the street. Since the site has access locations at both ends, this would facilitate smooth vehicle manoeuvring in and out of the spaces.

Significance

- 6.4 The level of significance of this option is low and is consistent with section 2 of this report.

Impact on Mana Whenua

- 6.5 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 6.6 Letters of consultation with a site plan have been issued to property owners and tenants at 210-220 Hazeldean Road and 127 Montreal Street. One response was received from Lionel Green, who is the owner of no.212 Hazeldean Road (located adjacent) who gave support to the proposal.

Alignment with Council Plans and Policies

- 6.7 This option is consistent with Council's Plans and Policies

Financial Implications

- 6.8 Cost of Implementation - \$200 to install signs and road markings.
- 6.9 Maintenance / Ongoing Costs – covered under the area maintenance contract and the effect will be minimal to the overall asset.
- 6.10 Funding source – Traffic Operations budget.

Legal Implications

- 6.11 Part 1, clause 5 of the Christchurch City Council Traffic and Parking Bylaw 2008 provides Council with the authority to install parking restrictions by resolution.
- 6.12 The Linwood-Central-Heathcote Community Board has delegated authority from the Council to exercise the delegations as set out in the Register of Delegations. The list of delegations for the Parking Restrictions Subcommittee includes the resolution of stopping restrictions and traffic control devices.
- 6.13 The installations of any sign and/or road markings associated with traffic control devices must comply with the Land Transport Rule: Traffic Control Devices 2004.

Risks and Mitigations

- 6.14 Not applicable

Implementation

- 6.15 Implementation dependencies - Linwood-Central-Heathcote board approval.
- 6.16 Implementation timeframe – approximately 3-4 weeks once the area contractor receives the request.

Option Summary - Advantages and Disadvantages

6.17 The advantages of this option include:

- Provides a higher turnover of parking occupancy to improve customer access and loading/deliveries to the business at 216-218 Hazeldean Road and other nearby properties.

6.18 The disadvantages of this option include:

- None identified

7. Option 2 – Do Nothing

Option Description

7.1 Retain the existing unrestricted parking

Significance

7.2 The level of significance of this option is low and is consistent with section 2 of this report

Impact on Mana Whenua

7.3 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

7.4 This option is inconsistent with the local business request for P30 parking to support local business activity and increase parking turnover.

Alignment with Council Plans and Policies

7.5 This option is consistent with Council's Plans and Policies

Financial Implications

7.6 Cost of Implementation - \$0

7.7 Maintenance / Ongoing Costs - \$0

7.8 Funding source – not applicable

Legal Implications

7.9 Not applicable

Risks and Mitigations

7.10 Not applicable

Implementation

7.11 Implementation dependencies - not applicable

7.12 Implementation timeframe – not applicable

Option Summary - Advantages and Disadvantages

7.13 The advantages of this option include:

- None identified

7.14 The disadvantages of this option include:

- Does not support the customer and delivery demands of the adjacent business.

Attachments

No.	Title	Page
A ↓	216 Hazeldean Rd site plan	84
B ↓	216 Hazeldean Rd location plan	85

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Barry Hayes - Traffic Engineer
Approved By	Ryan Rolston - Team Leader Traffic Operations Aaron Haymes - Manager Operations (Transport)





11. Clifton Terrace, Clifton - Proposed Parking Improvements

Reference: 17/382925

Contact: Barry Hayes

Barry.hayes@ccc.govt.nz

03 941 8950

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Linwood-Central-Heathcote Community Board to consider parking improvements along part of the south side of Clifton Terrace as shown in Attachment A.
- 1.2 The site is located within the road network as shown in Attachment B.

Origin of Report

- 1.3 This report is staff generated in response to a request from a local resident at 3 The Spur.

2. Significance

- 2.1 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
- 2.2 The level of significance was determined by assessment of the magnitude of the problem and the number of properties affected by the preferred option.
- 2.3 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Linwood-Central-Heathcote Community Board:

1. Install Parking Ticks to mark four individual parking spaces within the unmarked bay adjacent to 11 Clifton Terrace.

4. Key Points

- 4.1 This report supports the Council's Long Term Plan (2015 - 2025):
 - 4.1.1 Activity: Parking
 - Level of Service: 10.3.8 Optimise operational performance
- 1.1 The following feasible options have been considered:
 - Option 1 – Install Parking Ticks only for four individual spaces (Preferred option)
 - Option 2 – Install Residents Parking Restriction
 - Option 3 – Do nothing
- 1.2 Option Summary - Advantages and Disadvantages (Preferred Option)
 - 4.1.2 The advantages of this option include:
 - Improves the efficiency of the use of roadside space for the parking of standard size vehicles
 - Retains the availability of parking spaces for all users
 - 4.1.3 The disadvantages of this option include:
 - Does not guarantee a dedicated space for residents

- A long vehicle (e.g. with a trailer) would occupy two spaces and affect the overall capacity of the bay

5. Context/Background

- 5.1 The resident at no.3 The Spur has expressed concern on behalf of local residents about the difficulties in finding available parking spaces. This property is one of several addresses along The Spur and Clifton Terrace that do not have parking opportunities within their property and rely on parking on-street within a reasonable walking distance.
- 5.2 It is also evident that other nearby properties rely on street parking for their additional personal vehicles, visitors and tradesmen's vehicles.
- 5.3 Clifton Terrace is classified as a local road, is generally quite narrow and subject to a series of tight bends and a steep gradient. For the majority of its length there are no stopping restrictions on both sides.
- 5.4 Council staff have visited the site on several occasions at different times of day. Parking opportunities on Clifton Terrace are limited, though it was observed that during the day turnover does occur and spaces become available periodically, since some residents are retired and are used intermittently and tradesmen's vehicles leave to collect materials or between sites.
- 5.5 There is an unmarked parking bay within the road reserve that is used for parking a present, located adjacent to no.11 Clifton Terrace. This has been identified as the preferred location for residents only parking.
- 5.6 There is also another on-street parking opportunity on Clifton Terrace, located approximately 60m further northwest of the site. This is situated adjacent to a new terraced bank stability area and has unmarked space for approximately 4 vehicles.
- 5.7 However, this bay is also used by residents, visitors and tradesmen's vehicles and is considered an excessive distance by the residents requesting this facility, who are mainly elderly and required to walk further along the relatively steep slope on Clifton Terrace.

6. Option 1 – Install Parking Ticks for individual bays

Option Description

- 6.1 This would consist of marking out individual bays within the unmarked area currently used for parking, in accordance with Attachment A.
- 6.2 No vehicle or time restrictions would be in effect.
- 6.3 This option provides four standard car lengths of parking space on the street.

Significance

- 6.4 The level of significance of this option is low and is consistent with section 2 of this report.

Impact on Mana Whenua

- 6.5 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 6.6 The consultation was based on restricting the same area for a Residents Permit Only, and therefore this option was not explicitly specified. However, one resident did refer to the marking of spaces as being at least an improvement compared to the current parking arrangement.

Alignment with Council Plans and Policies

- 6.7 Council already have a policy related to [Kerbside Parking Limit Lines](#). In section 1 it states that *'individual parking spaces may be marked on arterial or other roads within shopping centres where parking restrictions apply.'*
- 6.8 Clifton Terrace is classified as a Local Road and is therefore outside the Council's jurisdiction of this policy.
- 6.9 However, section 2 of the policy states that *'The Community Boards be given the delegated authority to approve exemptions....where the proposed installation falls outside the Council policy.'* Consequently the selection of this option would be subject to a decision by this Community Board.

Financial Implications

- 6.10 Cost of Implementation – \$100 to install road markings.
- 6.11 Maintenance / Ongoing Costs – covered under the area maintenance contract and the effect will be minimal to the overall asset.
- 6.12 Funding source – Traffic Operations budget.

Legal Implications

- 6.13 Part 1, Clause 5 of the Christchurch City Council Traffic and Parking Bylaw 2008 provides Council with the authority to install parking restrictions by resolution.
- 6.14 The Linwood-Central-Heathcote Community Board has delegated authority from the Council to exercise the delegations as set out in the Register of Delegations.
- 6.15 The installation of any signs and/or markings associated with traffic control devices must comply with the Land Transport Rule: Traffic Control Devices 2004.

Risks and Mitigations

- 6.16 Not applicable.

Implementation

- 6.17 Implementation dependencies – Linwood-Central-Heathcote approval.

- 6.18 Implementation timeframe – approximately four weeks once the area contractor receives the request.

Option One Summary - Advantages and Disadvantages

- 6.19 The advantages of this option include:

- This option would improve the efficiency of the positioning of parked vehicles to maximise the use of the overall space.
- This would retain the flexibility of allowing all users to parking the site, including temporary use by tradesman's vehicles

- 6.20 The disadvantages of this option include:

- It does not provide dedicated space for residents

7. Option 2 - Install Residents Parking Restrictions

Option Description

- 7.1 Install Resident Permit Holder only parking restrictions on the south side of Clifton Terrace in accordance with Attachment C.
- 7.2 These restrictions would be in effect during all times and based on one vehicle per property whom are eligible for the scheme.
- 7.3 As with option 1 the parking area would be marked as four individual parking spaces, each equivalent to one standard vehicle length.

Significance

- 7.4 The level of significance of this option is low and is consistent with section 2 of this report.

Impact on Mana Whenua

- 7.5 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 7.6 Council officers issued letters and plans of consultation to all residents of Clifton Terrace and The Spur. At least 10 of these are red zoned. In summary 5 residents at 5 separate properties responded in support and 5 residents located at 3 properties responded in opposition.
- 7.7 A summary of the consultation responses received is shown in Appendix D and in particular a comprehensive letter of support by Michael Vance of No.3 The Spur is in Appendix E.

Alignment with Council Plans and Policies

- 7.8 This option is consistent with Council's Plans and Policies.

Financial Implications

- 7.9 Cost of Implementation - \$300 for signs and road markings.
- 7.10 Maintenance / Ongoing Costs - covered under the area maintenance contract and the effect will be minimal to the overall asset.
- 7.11 Funding source – Traffic Operations budget.

Legal Implications

- 7.12 Not applicable.

Risks and Mitigations

7.13 Not applicable.

Implementation

7.14 Implementation dependencies – Linwood-Central-Heathcote Board approval.

7.15 Implementation timeframe – approximately four weeks once the area contractor receives the request.

Option Summary - Advantages and Disadvantages

7.16 The advantages of this option include:

- Provides dedicated use for residents eligible for the permit

7.17 The disadvantages of this option include:

- Is inefficient – because spaces are allocated, empty spaces are not able to be used by others even though there are high demands
- The parking area would be unavailable for construction vehicles working on red zone properties who may not have access to off-street parking
- The restriction would force non-permit holders to search for parking spaces elsewhere and lead to increased parking pressure at the next Clifton Terrace hill parking location, potentially generating new parking problems.
- Some of the demand for parking in this area is from residents that are not eligible because of off-street parking. This option prevents these residents and their visitors from using this on-street parking

8. Option 3 - Do nothing

Option Description

8.1 This would retain the existing unmarked parking bay

Significance

8.2 The level of significance of this option is low and is consistent with section 2 of this report.

Impact on Mana Whenua

8.3 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

8.4 Not applicable.

Alignment with Council Plans and Policies

8.5 Not applicable.

Financial Implications

- Cost of Implementation - \$0
- Maintenance / Ongoing Costs - \$0.
- Funding source – Not applicable.

Legal Implications

8.6 Not applicable.

Risks and Mitigations

8.7 Not applicable.

Implementation

8.8 Implementation dependencies - Not applicable.

8.9 Implementation timeframe - Not applicable.

Option Summary - Advantages and Disadvantages

8.10 The advantages of this option include:

- This would retain the flexibility of allowing all users to parking the site, including temporary use by tradesman's vehicles

8.11 The disadvantages of this option include:

- It does not provide dedicated space for local residents
- Is inefficient use of the space, since it relies on vehicle positioning without marking guidance

Attachments

No.	Title	Page
A ↓	Clifton Terrace new parking ticks	93
B ↓	Clifton Terrace Location Plan	94
C ↓	Clifton Terrace Residents Parking consultation plan	95
D ↓	Clifton Terrace summary of consultation responses	96
E ↓	Clifton Terrace Michael Vance letter of support for Resident Parking scheme.	99

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Barry Hayes - Traffic Engineer
Approved By	Ryan Rolston - Team Leader Traffic Operations Aaron Haymes - Manager Operations (Transport)







Clifton Terrace, consultation responses for Resident's parking scheme

Address	Name	For/against	Available off-street parking	Comment
11 Clifton Terrace	S&A Munro	For	0	We support the proposal. Having lived at this address for 53 years we have noticed there has been an increase in properties being rented, which has made parking difficult at times with multiple owners competing for parks. There are times when residents park inconsiderately causing gaps too large, resulting in fewer parking spaces. Painted spaces would also be an improvement.
17 Clifton Terrace	Johnny Smit	Against	1 and have a long driveway	I have lived here for the past 2 years and have never had a problem with parking. I have talked to 3 of neighbours and we all agreed there is no need to change anything about the current parking situation. The restriction of one park per property wouldn't suit us as we only have one off street car park next to the house, which is very hard to access due to our steep driveway. Therefore this restriction would force us to park at the bottom of the hill. Which becomes a huge effort carrying shopping bags etc up to our house. I kindly ask you to reconsider and take this into consideration.
17 Clifton Terrace	Steph Jung	Against		Until now it was not necessary to restrict and pay for parking on lower Clifton terrace, therefore I would prefer to leave the free parking how it has always been. There has been more car parks created since last year anyway when the retaining wall was built, therefore there is no need to restrict parking, it just needs a little bit of flexibility. I might be wrong, but I assume that this proposal is initiated by one resident who unfortunately has bullied us with other issues before. Christchurch city council should rather encourage residents to support their community in positive ways and not in bullying the neighbours
17 Clifton Terrace	Vivien Jung	Against		We have lived here for the last 3 years and never had a problem with parking. I have talked with a couple of neighbours and we all agree there is no need to change anything about the current parking situation. The restriction of one park per property wouldn't suit us as we only have one off street car park next to the house, which is very hard to access due to our steep driveway. Therefore this restriction would make things worse for us not better.

24 Clifton Terrace	Justin Prain/Ruth Leslie 021 998855	Against	At least 1	<p>We own the property at 24 Clifton Terrace which is immediately uphill from the last property affected by your proposal. We have lived here for 12 years. I have copied in the owner of the property next up from ours, Sigrid Campbell. Her family have lived here for more than 75 years. There are others who need to be notified.</p> <p>There are 4 on street parks adjacent to and uphill of our property. In addition further up the hill, there are 6 potential parking places which were placed after the earthquakes and very kindly secured for us after intervention by the chair of the local community board, Sara Templeton.</p> <p>To my knowledge, residents have always managed to cope with parking, albeit some juggling is sometimes required. Lower slope residents may have to park upslope and vice versa. This is sometimes trying. There is very little parking on the hill by "out of towners" unless they happen to be visiting residents.</p> <p>The effect of a "residents only" regime on the lower slopes will simply push other residents further uphill and cause more, not less grief for uphill residents. Making them also "residents only" and subject to paying a licence fee for on street parking will simply raise antagonisms and not solve the problem.</p> <p>I would like to know which residents, if any, are supportive of this proposal. I would also like to know the extent of consultation by Council, so that we can be assured that all affected parties have been made aware of the proposal. We knew nothing of it until advised by neighbours.</p>
25 Clifton Terrace	Sigrid Campbell	Against	?	Agrees with response by Justin Prain.
1 The Spur	Dale Every/Astrid Neumann	For	0	As we are one of the residents affected by the parking issue proposed to give us dedicated parking on Clifton Terrace we are extremely happy that this will be given serious consideration.
2 The Spur	Jane and Tony Boyle 027 564 2361	For	0	Strongly support the creation of a residents' parking zone on Clifton Terrace.

3 The Spur	Michael Vance	For	0	The council's proposal to create residents' parking on Clifton terrace has my enthusiastic support. It would greatly ease parking problems in the area.
10 The Spur	Karin Wright	For	0	Karin is in New Zealand from Australia to sort out her property which was damaged by the 22 February 2011 earthquake. She does not have access to a computer to write. Karin wants to take advantage of the offer of paying for an annual Residents Parking permit for a parking space for her property 10 The Spur in the proposed Residents only Parking Scheme for residents of Clifton Terrace.

3 April 2017

3 The Spur

Clifton Hill

Christchurch 8081

To Barry Hayes

Area Traffic Engineer

Traffic Operations

City Services Department

Christchurch City Council

REASONS FOR THE CREATION OF RESIDENTS' PARKING ON CLIFTON TERRACE

Dear Mr Hayes,

I am writing to put on record the reasons that have prompted the five householders on Clifton Spur to seek the creation of residents' parking spaces on Clifton Terrace.

None of us has off-street parking on our properties and the geography of the area, and its special historical CCC designation, means it is impossible to create such spaces. We all have to walk up to our houses from Clifton Terrace and park our cars there.

With the growth of two-or-more-vehicle families in the area, parking will outstrip demand when earthquake repairs and rebuilds are finished and people return to live. The applicants for reserved parking seek to ensure that a major contributor to the quality of their lives – available parking reasonably close by – is not threatened.

That is important because each of the applicants is over 65 years old. Minimising the difficulties of reaching our dwellings is vital if we are not to be forced off the hill.

Having to leave would be unfortunate because Clifton Spur is one of the most historic residential areas in New Zealand. It was designed by one of the outstanding colonial architects, Samuel Hurst Seager, to provide healthy accommodation appropriate the new 20th Century. The houses he constructed in the early 1900s were the first bungalows in New Zealand, light and airy and maximising the spectacular sea views. They were placed in a garden setting, close and communal but with privacy. None of the properties had garages, being built before the common appearance of cars.

Clifton Spur often features in books on architecture and a photographic archive of its buildings is kept by the Alexander Turnbull Library.

Over the years, Clifton Spur has been home to outstanding people: Denis Glover, the poet; Peter Beaven, the architect; Ron Every, the Evolutionary theorist; Albion Wright, the publisher; Quentin

Macfarlane, the artist. Rita Angus lived just above The Spur, and David Kerr, the man who made a major contribution to astronomy – working out the mathematics of black holes – lived beside it.

Life on The Spur was cherished by those people as it is by today's residents, but the preservation of the area is becoming harder.

It was badly hit in the quakes: four houses have had to be demolished and two more might follow. All the remaining houses - six out of the original 11 – were seriously damaged and most are still to be fully repaired.

Staying on the population-depleted Spur and maintaining its traditions is difficult. Guaranteeing parking to the remaining families would be one less burden while hardly inconveniencing surrounding neighbours.

The applicants are the only people in the area who do not have off-street parking. All the objectors to the proposal have parking spaces or garages on their properties – some of them more than one such space.

Were the residents' parking area created it would minimally inconvenience the objectors, even those who use two cars. Within a few metres of their properties they would still have available some 12 parks on the road to supplement their off-street parks.

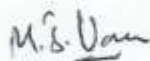
The five applicants are not being greedy. They are seeking only four parks.

The City Council is extending the provision of residents' parking beyond the four avenues – as a result of ratepayers' requests – and I understand our application is one of the first to be considered under the wider remit. Many more such requests are inevitable as hill-suburb residents who have no off-street facilities seek to guarantee that they can park their vehicles reasonably close to their homes. I therefore ask that council officers and the community board members carefully consider their decision and avoid setting bad precedents.

In that context, I suggest it would be a mistake to refuse to establish the special parking area just because some residents oppose it. Such opposition will always surface in these cases because two-car families do not want their parking options restricted. But it is plainly the CCC's intention to do just that – to bring some equity to areas of in-demand parking by preventing families with off-street parking to operate at the expense of those who have to park in the street.

I conclude by restating the essence of The Spur ratepayers' request: that a residents' parking area would greatly and increasingly add to the ease of living in their historic enclave; it would only slightly inconvenience their neighbours.

Yours sincerely,



Michael Vance

12. Council Funding Options to Support the Latimer Community Housing Trust

Reference: 17/439704

Contact: Shupayi Mpunga Shupayi.Mpunga@ccc.govt.nz

03 941 6605

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Linwood-Central-Heathcote Community Board to be informed of the funding options to support the Latimer Community Housing Trust through the various Council funds.

Origin of Report

- 1.2 This report is staff generated in response to a Linwood-Central-Heathcote Community Board request for Council funding options that the Trust could access.

2. Significance

- 2.1 The decision in this report low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
- 2.1.1 The level of significance was determined by the number of people affected and the low possible cost to the Council and high benefits to the community.
- 2.1.2 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Linwood-Central-Heathcote Community Board:

1. Receive the information.

4. Key Points

- 4.1 The Latimer Community Housing Trust made a deputation to the Board on 18 April 2017 outlining its progress to date and asking for support to seek funding from the Council to complete the project.
- 4.2 The Board has included in its submission to the Christchurch City Council Draft Annual Plan 2017/18 a recommendation that \$600,000 be allocated to meet the shortfall required for the construction of six housing units at 276 Barbadoes Street.
- 4.3 The Trust has also made a submission to the Draft Annual Plan for the same amount.
- 4.4 The following presents the options for funding the shortfall to complete the project.

5. Context/Background

- 5.1 In February 2017, the Linwood-Central-Heathcote Community Board participated in a seminar with Latimer Community Housing Trust (Trust) during which the Trust updated the Board on its purposes and activities to date. The Trust briefed the Board about the development on Barbadoes Street and how the project had been supported by the Council through the Capital Endowment Fund. The Trust said they had successfully obtained plans, and building and resource consents for the building, and that they were in a position to start construction. The

Trust indicated that they had a shortfall in funds for construction and would be seeking support from the Board.

Latimer Community Housing Trust

- 5.2 The Trust was formed in April 2000 in response to the rapid urban renewal that was occurring in the marginalised neighbourhood of the inner city east area in the late 1990s. The Trust aims to provide quality, energy efficient, affordable rental housing for people drawn primarily from the ICE communities of Christchurch - who live on limited incomes. The Trust is registered under the Charities Act 2005.
- 5.3 The Trust's main purposes is to purchase land and properties to provide housing to tenants living on limited incomes, to maintain those properties and provide support and other assistance consistent with these purposes.
- 5.4 The need for affordable housing has significantly increased as a result of the 2010 and 2011 Canterbury earthquakes. More than 300 bedsits and/or one bedroom flats were destroyed during the earthquakes and the Trust understands that over a 100 single people are sleeping rough in and around the neighbourhood at any one time. Visible signs of this longstanding vulnerable community being made more vulnerable post-earthquakes are evidenced by the number of homeless people begging at Linwood Village or openly drinking at Doris Lusk Reserve.
- 5.5 The Trust recognises that there is a considerable need for affordable, quality replacement housing for single income people displaced from the inner city east area so that they can be appropriately housed back in their old neighbourhood - where many of their key supports remain. In order to achieve this, the Trust seeks to either purchase land to provide purpose-built and affordable replacement housing or to buy suitable properties to enable single people on limited incomes to be housed in quality, affordable, energy- efficient rental housing. In addition to this, the Trust is committed to creating a supportive and inclusive living environment where tenants are able to age in place while being encouraged to participate in caring for their home as well as being involved in the running of the complex.

The Project: 276 Barbadoes Street

- 5.6 The Trusts main project to date has been to purchase land at 276 Barbadoes Street and develop plans for building one-bedroom units on it. The site is now empty and is conveniently located close to the central city with easy access to a range of health, welfare and community development services. The site has great access to public transport and is within walking distance of the Linwood Village, Latimer Square and the city centre.

Finances

- 5.7 The successful completion of the Trust's housing project relies on partnerships. The funding and support for the project secured so far is:
- 5.7.1 Rata Foundation (previously The Canterbury Community Trust) granted \$250,000 to purchase the land at 276 Barbadoes Street and a further \$250,000 to assist with the design and build of six housing units;
- 5.7.2 In 2013, the Christchurch City Council through its Capital Endowment Fund granted \$290,000 for the development and construction of the six housing units. To date \$100,000 has been advanced for the foundation stage; and;
- 5.8 A partnership agreement has been negotiated with Placemakers Cranford to purchase materials at cost.

Design

- 5.9 After a comprehensive investigation it was deemed possible to locate six one-bedroom units and a communal area onto 276 Barbadoes Street.

Tender

- 5.10 Four building companies known for their expertise in building energy efficient housing were invited by the Trust to tender to undertake the Barbadoes Street development. A respected New Zealand company, known for its use of energy efficient technologies and with international connections secured the tender to undertake the build. They stated to the Trust that they were able to undertake the build with the \$540,000 that the Trust had received for this project. An agreement was reached with a contractor in 2014 for architectural plans to be drawn up, the consents process undertaken, and a quantity surveyor's report developed with the aim of construction beginning in autumn of 2015.

Project delays

- 5.11 Concern turned to frustration, then legal intervention as the Trust encountered delay after delay caused by the contractor's contracted architect's inability to meet agreed deadlines. While initially sympathetic and understanding due to the architect's personal circumstances, the Trust was caught financially by not being able to go elsewhere for this work to be done. These difficulties were further slowed and complicated by the contractor's uncooperative response to a letter from the Trust's lawyer. As a consequence of very frank discussions between the Trust and the contractor, architectural plans were completed in 2016 and satisfactorily passed through the Council's consent process.

Re-assessment of the situation

- 5.12 A quantity surveyor's report was commissioned in the late 2016. It was via this report that the Trust learnt in December 2016 that cost escalation meant that the Trust's long awaited Barbadoes Street complex faced a funding shortfall of \$600,000. Quotes to complete the project have been obtained in the range of \$1,098,087 to \$1,114,906. These cost estimates compare favourably to the quantity surveyor's estimate of \$1,076,170. By way of cost comparison, the Trust notes that next to the Barbadoes Street site, a private developer is planning to provide six one-bedroom units of 50 m² each for a total cost of \$2.8M and this is regarded as a 'no-frills build'.
- 5.13 Faced with a funding shortfall, the Trust put out to tender the building of the complex with potential builders clearly being informed about the financial situation the Trust faces.
- 5.14 Two reputable builders have expressed a strong interest in working with the Trust. Ways of cutting building costs have been considered without compromising the quality of the build and the integrity of the energy efficient technologies being used. Reassurance has been obtained that confirms the architectural plans for the site hold up to professional scrutiny.
- 5.15 The Trust has obtained detailed costing for completing the project, prepared in December 2016. The Trust has audited financial accounts that demonstrate that they are in a sound financial situation. The Trust has sought legal advice about its legal liability. From these discussions it is clear that while there is a significant need, the Trust cannot proceed without the \$600,000 shortfall being secured.

6. Options

The following have been identified as possible sources of funding for the completion of the project.

The Capital Endowment Fund

- 6.1 The Capital Endowment Fund was set up as a result of the Council selling its shares in Orion. The fund provides for the interest from the capital from the sale to be used for projects that the Council has identified as worthy of support. In 2013 the Council granted the Latimer Community Housing Trust (LCHT) \$290,000 from this fund. The trust has since been granted \$100,000 for

establishment costs and has \$40,000 left from this amount. The remaining amount of \$190,000 from that period is available to contribute to the project.

- 6.2 The current forecast for unallocated fund income for 2016/17 is \$125,000. There is also \$54,000 unallocated in 2017/18 as published in the draft Annual Plan (page 159). It is possible for the Council to allocate money from the principal of the fund, but this requires 80 per cent of Councillors to approve.
- 6.3 The allocation of the fund is by Council decision. The mechanism for doing this is either via a report to Council or a submission to the draft Annual Plan. The LCHT has made a submission to the draft Annual Plan and the Community Board has supported this through its submission to the draft Annual Plan.
- 6.4 An internal report on the future of the CEF is being prepared and should be available in the near future.

The Community Resilience Partnership Fund

- 6.5 This is a \$6 million earthquake recovery fund designed to support community wellbeing and resilience initiatives. It is jointly funded by the Ministry of Health and the Christchurch City Council with each contributing \$1 million a year for three years. The fund is not open for applications. The guidelines say that through its community boards and community development links the Council will identify initiatives and/or groups that are eligible for this funding.
- 6.6 Internal advice suggests the Latimer Community Housing Trust housing project would not be eligible for funding from this source. A report on the criteria for the fund and the application is currently being developed and will be available in the near future.

Community Organisations Loan Scheme

- 6.7 The scheme is designed to help organisations to develop or improve new or existing facilities and other major projects. Loans are for a maximum of 10 years at 4.5 per cent interest per annum. The LCHT has previously expressed a reluctance to take out a mortgage as it would like to preserve its credit availability should it need it for further expenses associated with the project.

City Council Annual Plan Allocation 2017/18

- 6.8 The Latimer Community Housing Trust has made a submission to the Council Draft Annual Plan for 2017/18 requesting \$600,000 to enable them to complete the project.
- 6.9 The Linwood-Central-Heathcote Community Board has supported this application in its submission to the Draft Annual Plan.

Attachments

There are no attachments to this report.

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Bruce Coleman - Community Development Advisor
Approved By	Shupayi Mpunga - Manager Community Governance, Linwood-Central-Heathcote

13. Applications to the Youth Development Fund - Amelia Elise Sykes and Sam Richardson

Reference: 17/381359

Contact: Diana Saxton

Diana.saxton@ccc.govt.nz

941 6628

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Linwood-Central-Heathcote Community Board to consider two applications received for the Board's 2016/17 Youth Development Fund.
- 1.2 There is currently \$5,600 remaining in this fund.

Origin of Report

- 1.3 This report is to assist the Community Board to consider two applications for funding from Amelia Elise Sykes to attend a training camp for ice speed skaters in Dunedin from 8 to 19 July 2017, and Sam Richardson to attend the national hip hop championships in Auckland from 27 to 29 April 2017.

2. Significance

- 2.1 The decision(s) in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 2.1.1 The level of significance was determined by the number of people affected and/or with an interest.
 - 2.1.2 Due to the assessment of low significance, no further community engagement and consultation is required.

3. Staff Recommendations

That the Linwood-Central-Heathcote Community Board:

1. Approves a grant of \$250 from its 2016/17 Youth Development Fund to Amelia Elise Sykes towards attending a training camp for ice speed skaters in Dunedin, July 2017.
2. Approves a grant of \$250 from its 2016/17 Youth Development Fund to Sam Richardson towards attending the national hip hop championships in Auckland from 27 to 29 April 2017.

4. Applicant 1 – Amelia Elise Sykes

- 4.1 Amelia is a 12 year old resident of Sumner. She is a year 8 student at Sumner Primary School. Amelia has been selected to attend an ice speed training camp in Dunedin from 8 – 19 July. It is a training camp run by South Korean coaches prior to the Dunedin Championships.
- 4.2 Attending the camp will enhance Amelia's skating technique and speed. It will be a worthwhile experience to skate with international skaters and will provide valuable preparation for international competition. South Korean coaches are renowned for their training techniques and New Zealand coaches and skaters, including Amelia will learn techniques to help towards building future champions.

- 4.3 Amelia has been training since 2012. She trains twice a week and has competed in Dunedin, Canterbury, New Zealand and Australian Championships. She has been a consistent first place getter in 2015 and 2016 local, national and Australian Championships in short track ice speed skating. Her long term goal is to skate at the Olympics.
- 4.4 Amelia is a talented athlete. She also competes in track cycling, duathlons and triathlons with success.
- 4.5 Amelia has raised \$350 to date, from selling homemade baking at the Sumner market, and receiving donations from her parents and grandmother.
- 4.6 The following table provides a breakdown of the costs for Amelia to attend a training camp for ice speed skaters in Dunedin from 8 – 19 July 2017:

EXPENSES	Cost (\$)
Coaching, accommodation and rink fees	500
Transport to and from Dunedin	100
Food for two weeks	150
Total	\$750

- 4.7 This is the first time the applicant has applied for funding.

5. Applicant 2 – Sam Richardson

- 5.1 Sam is a 16 year old resident of Redcliffs and attends Middleton Grange School. Sam's dance crew Reality, won the South Island Championships in March which qualifies them to compete in the national championships in Auckland from 27 – 29 April. The winner of this competition will then go on to compete at the world championships in Phoenix, Arizona in August 2017.
- 5.2 Sam started dancing at 5 years of age and is a very passionate and talented hip hop dancer. He dances daily and in addition to competing, performs in a wide range of community events including LYFE, Love New Brighton, and RAMS games at Cowles Stadium. The dance crew is sponsored by the radio station Mai FM and performs at events that the radio station is connected with.
- 5.3 The dance crew are selling entertainment books, and running a raffle to raise funds to support the dance crew get to the national championships. However, there has not been a lot of time to fundraise for this event.
- 5.4 The following table provides a breakdown of the costs for Sam to attend the national hip hop championships in Auckland from 27 to 29 April 2017:

EXPENSES	Cost (\$)
Return airfares Christchurch- Auckland	227
Accommodation	132
Food	50
Costumes	285
Transport/fuel	95
Registration	100
Total	\$889

- 5.5 This is the first time the applicant has applied for funding.

Attachments

There are no attachments to this report.

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Diana Saxton - Community Recreation Advisor
Approved By	Shupayi Mpunga - Manager Community Governance, Linwood-Central-Heathcote

14. Linwood-Central-Heathcote Community Board Area Report

Reference: 17/257601

Contact: Shupayi Mpunga shupayi.mpunga@ccc.govt.nz 03 941 6605

1. Purpose of Report

The purpose of this report is to resource the Community Board to promote a pro-active partnership approach to decision-making between the Council and Community Boards working together to achieve the best outcomes for the city with decisions being made with a good understanding of community views.

2. Staff Recommendations

That the Linwood-Central-Heathcote Community Board:

1. Receive the Area Update.

3. Community Board Activities and Forward Planning

3.1 Community Board Plan

The Linwood-Central-Heathcote Community Board decided at its meeting on 3 May 2017 that it would set up a reference group to work on developing a Linwood-Central-Heathcote Community Board Plan. The reference group would be made up of community board members, community representatives and staff. A meeting of the reference group is being organised.

- 3.2 **Graffiti Statistics** – Attached is the bi-monthly report on the suburban statistics of the graffiti in the Christchurch City area.

- 3.3 **Environment Canterbury (ECAN) Seminar** – ECAN Team Leader Governance Services is working with finding a date for the Board to meet at ECAN offices with ECAN Commissioners and staff.

- 3.4 **Part A Reports to the Council** - At the Council's 11 May 2017 meeting the following items from Linwood-Central-Heathcote Community Board were discussed and resolved:

3.4.1 **Linwood/Eastgate Public Transport Hub Upgrade Options:** The Council resolved:

Request staff further evaluate the preferred option (Buckleys Road Facilities Upgrade) for consideration by the Linwood-Central-Heathcote Community Board in-time for inclusion in the 2018 Long Term Plan.

Request staff to develop an integrated transport plan for the immediate area taking into consideration all of the works that are occurring and are proposed.

3.4.2 **Partial Surrender of Shirley Tennis Club Lease Area and Variation to Richmond Cricket Lease at Richmond Park:** The Council resolved to:

Approve a surrender of part of the Shirley Tennis Club Incorporated's lease area at Richmond Park, being 7317m² of recreation reserve described as Reserve 4804 held in CFR CB657/53 and Part Lot 1-2 Deposited Plan 11905, to remove an area of 1106m² for two tennis courts (shown as Area E in Attachment A to this report), that are no longer required.

Approve a variation to the current lease area for the Richmond Working Men's Club and MSA Incorporated at Richmond Park, currently being 179m² of recreation reserve described as Reserve 4804 held in CFR CB657/53, to include an additional area of 1106m²

to convert to a cricket batting practise area (shown as Area E in Attachment A to this report).

That the Chief Executive, in her capacity as the Minister of Conservation's delegate, give consent to the variation of the lease in accordance with 54(1)(b) and (c) of the Reserves Act 1977.

Instruct the Property Consultancy Manager to manage and conclude all issues and processes associated with the above resolutions and administer the terms and conditions of the leases.

3.4.3 Tsunami Alert Review (April 2017): The Council resolved to:

Note that staff are developing advice on the Tsunami Alert Review (April 2017)

Request staff to report back on Tsunami Alert Review (April 2017) by the end of June 2017 and provide advice on the implementation of those recommendations.

Request staff to consider resourcing options to assist communities to lead the development of resilience/preparedness plans.

3.5 The provision of strategic technical and procedural advice to the Community Board

3.5.1 The Board continues to receive strategic, technical and procedural advice mainly through an ongoing programme of Board seminars held monthly. On average, five topics are presented at each monthly seminar.

3.5.2 **Wifi in Community Facilities** – at the Board's 1 May 2017 meeting staff were asked to find out about the installation of wifi in the Council Community Facilities. Staff will speak to this at the meeting.

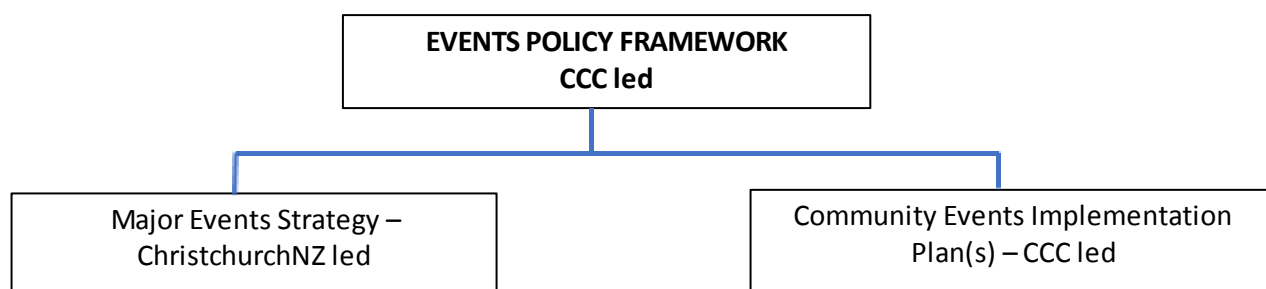
3.6 Board area Consultations/Engagement

3.6.1 **Introduction to the development of the Events Policy Framework** -Following the decision to establish ChristchurchNZ (combining functions of Christchurch and Canterbury Tourism and the Christchurch Development Corporation), and the splitting of responsibility for Events between ChristchurchNZ (Major Events) and the Council (Community Events), a high level Events Policy Framework is being developed to create a combined vision for all events in the city and to ensure coordination of Events plans.

Community Boards will have a chance to provide feedback on the draft Events Policy Framework, as part of a targeted stakeholder engagement planned for June - prior to the draft going to the Council's Social and Community Committee.

A separate Major Events Strategy is being developed by ChristchurchNZ, and Implementation Plans for Community Events will be developed by Council staff. Community Boards will be engaged during the development of those plans, as those plans will likely be of greater interest to the community than the Events Policy Framework itself (which essentially describes responsibilities under the new Events arrangements).

The following diagram shows the proposed framework, with the high level Events Policy Framework sitting above, and guiding the development of the Major Events Strategy and Community Events Implementation Plans.



3.6.2 **Consultations** - The following consultations in the community board area are currently being consulted on:

- **Christchurch Botanic Gardens Spatial Plan** - The Hagley Park and Botanic Gardens Master Plan is a long term vision that outlines a number of transformational projects. Since 2007, three major projects from the Master Plan have been finished including the development of the new visitor centre and nursery. A Spatial Plan is needed to represent visually how they can be developed. The Spatial Plan shows where important Master Plan projects such as the children's garden, Gondwana Garden, new conservatory complex and visitor centre bridge could be located. Consultation closes on 27 May 2017.
- **The Future of Heritage – Survey** - Heritage remains crucial to Christchurch, despite the loss of many of our historic places and buildings. It's vital to a vibrant, dynamic and sustainable 21st century city, where we value and cherish our past. Christchurch and Banks Peninsula have a rich and diverse heritage which is a significant part of our district's identity. To pave the way for a change in direction, the Council is keen to work with everyone who wants to help create a shared vision and a new future for heritage. The heritage community needs to explore new ways of working together to create this shared vision. The survey closes on 22 May 2017.
- **Griffiths Avenue – Kerb and Channel Renewal** - This project involves replacing the kerb and channel along Griffiths Avenue along with some road re-shaping, minor pavement repairs and landscaping. Consultation closes on 2 June 2017.

3.7 Submission Opportunities

3.7.1 Annual Plan and Long Term Plan matters

The Linwood-Central-Heathcote Community Board submission on the Draft Annual Plan 2017-18 has been submitted. The Board will be heard on its submission by the Council on Tuesday 16 May 2017.

3.8 Requests for information from Board meeting on Newsline

3.8.1 Members are invited to consider items for inclusion in Newsline.

3.9 Significant Board matters of interest to raise at Council

3.9.1 Board members are requested to highlight significant matters from the meeting to be raised by the Chairperson at the next Council Meeting (Community Board reports) on Thursday 15 June.

4. Key Local Projects (KLPs) and Strengthening Communities Funded Projects

- 4.1 **The Strengthening Communities Fund** opened on Monday 8 May and closes midnight Tuesday 6 June, all groups are encouraged to apply. Community Information Sessions are planned as follows:

Date	Location	Session time
Monday 15 May 2017	Papanui Service Centre (Boardroom)	5:30pm – 6:30pm
Thursday 18 May 2017	Coastal/Burwood (Community Boardroom) Cnr Beresford Street and Union Street	9.30am - 10.30am
	Linwood-Central-Heathcote Boardroom, Gate B, 180 Smith Street	1.30pm – 2.30pm
	Linwood-Central-Heathcote Boardroom, Gate B, 180 Smith Street	5.30pm – 6.30pm
Friday 19 May 2017	South Library (Boardroom)	1.00pm - 2.00pm
Friday 26 May 2017	Christchurch City Council Civic Offices, First Floor Function Room	9:30am – 10:30am

- 4.2 **Ferrymead Heritage Park** – Staff have begun working with both the staff and the Board of Directors on a number of matters. The Ferrymead Park Management Team will be attending the Board's June 2017 seminar to update and inform the board on their current status, as well as the park's future plans.

5. Significant Community Issues

5.1 It's Great To Live Here 2017

Status – The annual expo to celebrate the Greater Linwood area is planned to take place in July 2017. The project aims to celebrate what is great about living, working, learning and playing in Linwood, Woolston, Phillipstown and Bromley.

Action – Staff are working with groups and organisations to plan the expo.

Timeframe – The expo will take place on 21 July 2017.

5.2 Winter Blast

Status – Planning is underway for Winter Blast which is an event for older adults in the Linwood-Central-Heathcote Community Board area. The Board supported events is at Woolston Club.

Action – Staff are working with groups and organisations to plan the expo.

Timeframe – The expo will be held on 5 July 2017.

5.3 The Big Chill

Status – Planning is underway for this event at Linwood Park in July 2017 as part of KidsFest.

Action – Staff are working with youth groups and organisations to plan the event.

Timeframe – The event is to be held on 8 July 2017.

5.4 Development of Civil Defence Emergency Plans

Redcliff's Residents Association have had their initial meeting to progress the development of a community plan, with the next meeting being held on Monday 8 May 2017. This drew on information from Christchurch City Council Civil Defence Emergency Management (CDEM), University of Canterbury Hazard and Disaster Scientist, a local member of parliament and local residents from various organisations, all facilitated by Robin Arnold.

5.5 Dog park in the Central City

Further to conversations the Board has been having on a dog park in the Central City, staff will be updating the Board on discussions that have been held so far with Fletcher Living.

6. Major Community and/or Infrastructure Projects

6.1 Community Facilities

6.1.1 **Matuku Takotako: Sumner Centre** – a working party has been established to plan the official opening of the new facility in August. The working party consists of representatives from the community, a representative of the Community Board (Darrell Latham) and Council staff. A first meeting was held on Monday 1 May and the next one is scheduled for Monday 12 June.

6.1.2 **Christchurch Red Zone Walk-Run-Bike Trail** - Work starts on a 12 kilometre Avon trail that will run from the central city to New Brighton and open in stages, starting in spring this year. The trail will be fully open by early next year. It is intended as a transitional use for the land, lasting for at least two years or until more permanent uses are found. Umbrella group the Avon-Otakaro Network is leading the project. The work will be done to coincide with Christchurch City Council contractors upgrading the temporary river stopbanks. The Avon-Otakaro Network will be attending the Board's June seminar.

6.2 Infrastructure projects underway

6.2.1 **Main Road, Sumner**- earthquake road repairs, including reshaping and resurfacing the road alongside Rapanui Shag Rock are due to begin at the end of May. Work on this stretch of road will also include replacing the wooden barrier that goes around the bend at Rapanui Shag Rock with a guardrail or wire rope barrier. The kerb and channels on both sides of the road will also be renewed.

6.2.2 **31-33 Nayland St Carpark** – demolition to clear this site started on Wednesday 3 May. The carpark will meet Building and Resource Consent requirements for the new community facility by providing an additional 20 car parks. At the time of writing this report the awarding of the tender for construction was imminent. Construction for this project is due to begin on Monday 29 May for completion by end of June, subject to weather and ahead of the opening of Matuku Takotako: Sumner Centre.

6.3 Events Report Back

6.3.1 **The Mother of All Clean Ups** event is scheduled for Saturday 13 May 2017 between 10 am and 12 noon. On the eve of Mother's Day the Christchurch community will take the opportunity to give something to Mother Nature; cleaning up her rivers and Estuary. The event is jointly organised by the Avon/Otakaro River Network, the Opawaho/Heathcote River Network, the Estuary Ihutai Trust, and City Care. The 2016 event saw 1,300 people collect close to 20 tons of rubbish from the banks of the Avon and Heathcote Rivers and the edge of the Estuary.

7. Parks, Sports and Recreation Update (bi-monthly)

7.1 Local Parks Update

At its meeting held on 3 May 2017, the Board requested information from staff on delays with the repair of Linwood Park playground. Staff sent information to the Board regarding the repairs on Linwood Park playground, and will be available at the meeting to have a discussion with the Board on this, levels of service and contracts.

8. Community Board funding Budget Overview and Clarification

8.1 Total of unallocated funding for 2016/17 is \$55,978. Funding table is **Attachment A**.

8.2 Discretionary Response Fund unallocated funding for 2016/17 is \$46,378.

8.3 Youth Development Fund unallocated funding for 2016/17 is \$5,100.

8.4 Light Bulb Moments Fund unallocated funding for 2016/17 is \$4,500.

Attachments

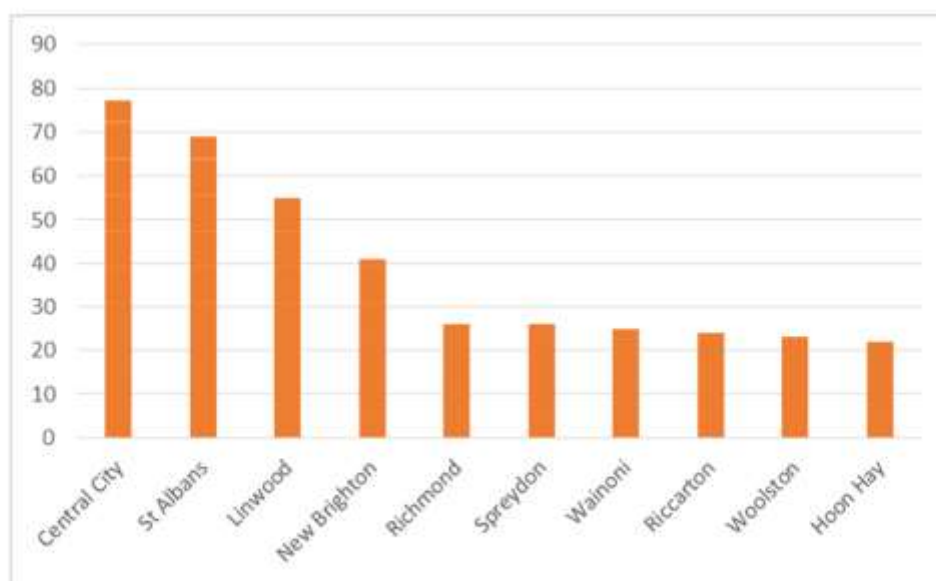
No.	Title	Page
A ↓	Graffiti Statistics - Suburb Street Report	117
B ↓	Linwood-Central-Heathcote Community Board Funding 2016/17	118

Signatories

Authors	Liz Beaven - Community Board Advisor Vimbayi Chitaka - Community Development Advisor Bruce Coleman - Community Development Advisor Diana Saxton - Community Recreation Advisor Carly Waddleton - Community Development Advisor
Approved By	Shupayi Mpunga - Manager Community Governance, Linwood-Central-Heathcote

Top 10 Graffiti Incident Counts by Suburb April 2017

<u>Suburb</u>	<u>Graffiti Incident Count</u>	<u>Change from Previous month</u>
Central City	77	-3%
St Albans	69	-15%
Linwood	55	-11%
New Brighton	41	-11%
Richmond	26	73%
Spreydon	26	44%
Wainoni	25	-22%
Riccarton	24	-53%
Woolston	23	-39%
Hoon Hay	22	-19%



This information is compiled from data that the Council receives from their graffiti removal contractor, Intergroup.

Graffiti Hot Spots April 2017

<u>Location</u>	<u>Graffiti Incident Count</u>
Hoon Hay Park	8
Jellie Park	7
Hoon Hay Park	8
Heritage Rose Garden, Hagley Park	5

Project/Service/Description/Group	Allocation 2016/17	Updated as at: 01/05/17
Linwood-Central-Heathcote Discretionary Response Fund		Board Approval
Discretionary Response Fund - First Allocation	\$35,997.00	
Discretionary Response Fund - Second Allocation	\$68,366.00	
Summer Senior Citizens - Transport for Outings	\$600.00	14/11/16
Linwood-Central-Heathcote Community Board - Community Recreation for Youth and Older Adults	\$5,500.00	30/11/16
Linwood-Central-Heathcote Community Board - Community Service and Garden Pride Awards	\$5,000.00	30/11/16
Funds Allocated to Youth Development Fund	\$8,500.00	30/11/16
Funds Allocated to Light Bulb Moments Fund	\$5,000.00	30/11/16
Holy Trinity Avonside - Heritage Cemetery and Community Garden Maintenance	\$5,000.00	30/01/17
Linwood College - Culture and Heritage Celebration	\$1,500.00	30/01/17
Canterbury Music Education Trust - The Jam 2017	\$500.00	30/01/17
Avebury House - Community Development Worker for six months	\$10,000.00	27/02/17
Linfield Cultural Recreational Sports Club Inc. - KiwiSport 2017 programme in Linwood	\$5,000.00	27/02/17
Opawa Public Library - Clear and Store Contents Project	\$3,385.00	27/02/17
Moa Kids Community Early Learning Centre - Emergency Preparedness	\$1,000.00	03/04/17
Community Response and Resilience Project - Mt Pleasant to Taylors Mistake - Facilitator	\$7,000.00	19/04/17
Discretionary Response Fund Balance	\$46,378.00	
Youth Development Fund - Opening Balance allocation - 30 November 2016	\$8,500.00	
<i>Allocations made</i>		
Caitlin Quinn - World Salsa Solo 2016	\$500.00	30/11/16
Tei Henson Driver - UN Youth Global Development Tour	\$500.00	30/01/17
Hayley Hall - Gymnastics Development Tour to USA February 2017	\$350.00	30/01/17
Isobel Owens - Gymnastics Development Tour to USA February 2017	\$350.00	30/01/17
Meg McInroe - Gymnastics Development Tour to USA February 2017	\$350.00	30/01/17
Finlay Taylor Muir - Ice Hockey Friendship Tournament in USA March 2017	\$500.00	27/02/17
Tia Ann Denovan-Stroud - Dragon Board Nationals April 2017	\$350.00	03/04/17
Hannah Berrill - Future Problem Solving Competition, Wisconsin 2017	\$500.00	01/05/17
Youth Development Fund Balance - Available for allocation	\$5,100.00	
Light Bulb Moments Fund - Opening Balance allocation - 30 November 2016	\$5,000.00	
<i>Allocations made</i>		
Phillipstown Community Hub - Pizza Oven Building Workshop	\$250.00	
Te Whare Taonga O Nga Iwi Katoa Linwood Resource Centre - Men's Shed Workshops	\$250.00	
Light Bulb Moments Fund Balance - Available for allocation	\$4,500.00	
TOTAL: Linwood-Central-Heathcote Unallocated Funding (including YDF)	\$55,978.00	

15. Elected Member Information Exchange

This item provides an opportunity for Board Members to update each other on recent events and/or issues of relevance and interest to the Board.

16. Question Under Standing Orders

Any member of the local authority may at any meeting of the local authority at the appointed time, put a question to the Chairperson, or through the Chairperson of the local authority to the Chairperson of any standing or special committee, or to any officer of the local authority concerning any matter relevant to the role or functions of the local authority concerning any matter that does not appear on the agenda, nor arises from any committee report or recommendation submitted to that meeting.

Wherever applicable, such questions shall be in writing and handed to the Chairperson prior to the commencement of the meeting at which they are to be asked.

17. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely items listed overleaf.

Reason for passing this resolution: good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

- (a) Shall be available to any member of the public who is present; and
- (b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PLAIN ENGLISH REASON	WHEN REPORTS CAN BE RELEASED
18	LINWOOD-CENTRAL-HEATHCOTE COMMUNITY BOARD: CONSIDERATION OF COMMUNITY SERVICES AWARDS 2016/17	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	PERSONAL DETAILS OF NOMINEES AND NOMINATORS ARE INCLUDED IN THE REPORT	30 June 2017 Hosting of Community Service Award Function