Oxford-Ohoka Community Board

Agenda

Thursday 16 May 2019

5.30pm

Rakahuri Committee Rooms
Rangiora Service Centre
215 High Street
Rangiora

Members:
Doug Nicholl (Chair)
Mark Brown (Deputy Chair)
Wendy Doody
James Ensor
Shirley Farrell
Kevin Felstead
John Lynn
Thomas Robson
Board Members
OXFORD-OHOKA COMMUNITY BOARD

AGENDA FOR THE MEETING OF THE OXFORD-OHOKA COMMUNITY BOARD TO BE HELD IN THE RAKAHURI COMMITTEE ROOMS, RANGIORA SERVICE CENTRE, 215 HIGH STREET, RANGIORA ON THURSDAY 16 MAY 2019 AT 5.30PM.

RECOMMENDATIONS IN REPORTS ARE NOT TO BE CONSTRUED AS COUNCIL POLICY UNTIL ADOPTED BY THE COUNCIL

BUSINESS

1 APOLOGIES

2 CONFLICTS OF INTEREST

3 CONFIRMATION OF MINUTES

3.1 Minutes of the Oxford-Ohoka Community Board – 3 April 2019

RECOMMENDATION

(a) THAT the Oxford-Ohoka Community Board:

Considers the circulated minutes of the Oxford-Ohoka Community Board meeting, held 3 April 2019, as a true and accurate record.

4 MATTERS ARISING

5 DEPUTATIONS AND PRESENTATIONS

6 ADJOURNED BUSINESS

7 REPORTS

7.1 Mandeville Village car parking concern – Grant MacLeod (Greenspace Manager)

RECOMMENDATION

THAT the Oxford-Ohoka Community Board recommends:

THAT the Council:

(a) Receives report No. 190424059175

(b) Supports a change in Local Purpose classification of the Council-owned reserve at 975 Tram Road, from Local Purpose (Plantation) Reserve, to Local Purpose (Community Purposes) Reserve.
(c) **Supports** staff to prepare a resource consent based on the 50-space car park concept noting that no development can occur for a formalised car park unless a change of purpose and the process for that is completed. The status of the reserve at present does not legally support a formalised car park.

(d) **Notes** that the proposed change in the type of Local Purpose Reserve requires public consultation and Council approval. Approval by the Minister of Conservation is not required.

(e) **Notes** that Council’s Property Unit no longer has an interest in the reserve for plantation purposes and supports the proposed change. The current purpose is no longer appropriate given the reserves location, site characteristics and competing options for future use.

(f) **Notes** that the proposed Community Purposes sub-classification will allow greater flexibility in providing for community needs within the reserve.

(g) **Notes** that a key driver for a change of reserve purpose is to consider an allowance of a portion of the reserve to be available for formed car park.

(h) **Notes** that funding would need to be sought from a future Annual Plan or Long Term Plan to support the creation of a car park.

(i) **Notes** that sufficient open space for community recreation purposes would exist within the reserve should a 50-space car park be installed.

(j) **Notes** that staff will come back to the Community Board and Council with a report on the feedback and results of the change of purpose process. Staff will also be preparing resource consent for the car park based on the 50-space concept.

7.2 **Service Requests Six Monthly Results – Maree Harris (Customer Services Manager)**

21-27

**RECOMMENDATION**

**THAT** the Oxford-Ohoka Community Board:

(a) **Receives** report No. 190501062219.

7.3 **Ratification of the Board’s Submission to the Waimakariri District Council’s Draft Annual Plan 2019-2020 – Kay Rabe (Governance Adviser)**

28-37

**RECOMMENDATION**

**THAT** the Oxford - Ohoka Community Board:

(a) **Receives** report No. 190402048218.

(b) **Retrospectively ratifies** the Board’s submission to the Waimakariri District Council’s Draft Annual Plan 2019-2020 (Trim No. 190327043561).
Ratification of the Board’s Submission to the Waimakariri District Council’s Draft Rural Residential Development Strategy – Kay Rabe (Governance Adviser)

38-40

RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

(a) Receives report No. 190402048309.

(b) Retrospectively ratifies the Board’s submission to the Waimakariri District Council’s Draft Rural Residential Development Strategy (Trim No. 190401047521).

8 CORRESPONDENCE

41-47

RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

(a) Receives the notes regarding ‘Carparking – Mandeville Commercial Development’ from Mandeville Residents’ Association Committee meeting 25 April 2019 (Trim 190430060849).

9 CHAIRPERSON’S REPORT

9.1 Chairperson’s Report for April 2019

48

RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

(a) Receives report No 190424059334.

10 MATTERS FOR INFORMATION

10.1 Woodend-Sefton Community Board meeting minutes – 8 April 2019 (Trim No 190404049992).

10.2 Kaiapoi-Tuahiwi Community Board meeting minutes – 15 April 2019 (Trim No 190410053864)

10.3 Rangiora-Ashley Community Board meeting minutes – 13 March 2019 (Trim No 190306026941)

10.4 Rangiora-Ashley Community Board meeting minutes – 10 April 2019 (Trim No 190404050002)

10.5 Youth Council meeting minutes – February 26 2019.

10.6 Youth Council meeting minutes – March 26 2019.

RECOMMENDATION

THAT the Oxford-Ohoka Community Board receives the information in items 10.1-10.6
Note:
1. Agenda links were circulated via email as they became available during the month.
2. Matters for Information were circulated separately to members.

11 MEMBERS’ INFORMATION EXCHANGE
The purpose of this exchange is to provide a short update to other members in relation to activities/meetings that have been attended or to provide general Board related information.

12 CONSULTATION PROJECTS

13 BOARD FUNDING UPDATE
13.1 Board Discretionary Grant
Balance as at 1 May 2019: $727 (note $500 commitment to Waimakariri Arts Trust).

13.2 General Landscaping Fund
Balance as at 1 May 2019: $1,060.

14 MEDIA ITEMS

15 QUESTIONS UNDER STANDING ORDERS

16 URGENT GENERAL BUSINESS UNDER STANDING ORDERS

NEXT MEETING
The next meeting of the Oxford-Ohoka Community Board is scheduled for Thursday 6 June 2019 commencing at 7.00pm, at the Ohoka Hall.

Workshop
- Cycleway Connections – Joanne McBride (Transport and Roading Manager)
- Members Forum
OXFORD-OHOKA COMMUNITY BOARD

MINUTES FOR THE MEETING OF THE OXFORD-OHOKA COMMUNITY BOARD HELD IN THE MANDEVILLE SPORTS CLUB, 431 MANDEVILLE ROAD, SWANNANOA ON WEDNESDAY 3 APRIL 2019 AT 7PM.

The Chairperson called for two minutes’ silence in respect for a local resident, Abdelfattah Qasem, who died in the 15 March terror attack in Christchurch.

1 APOLOGIES

There were no apologies

2 CONFLICTS OF INTEREST

There were no conflicts of interest.

3 CONFIRMATION OF MINUTES

3.1 Minutes of the Oxford-Ohoka Community Board – 7 March 2019

Moved S Farrell seconded T Robson

(a) THAT the Oxford-Ohoka Community Board:

Confirms the circulated minutes of the Oxford-Ohoka Community Board meeting, held 7 March 2019, as a true and accurate record.

CARRIED

4 MATTERS ARISING

There were no matters arising.

5 DEPUTATIONS AND PRESENTATIONS

5.1 Mandeville Residents’ Association re Car Parking at Mandeville Shopping Precinct

Mr G Chisnal a representative of the Mandeville Residents’ Association (MRA), was in attendance to speak to the Board regarding the Association’s proposal to address the issues they believe have been created by a shortage of carparking at the Mandeville Village Development.

The Association proposed that the Council purchase land from a neighbouring landowner to provide further carparking for Mandeville Village. The MRA presented a plan, for this area of private land, which indicated that an extra 50 carparks, toilet and a pedestrian path could be constructed.

The MRA also presented a PowerPoint slide showing a ‘reserve car parking map’ which they believed had been approved by the Council. The Board Chair enquired from whom the map had been obtained, believing it to be subject to a staff briefing protocol. The MRA representative was unwilling to disclose this information.

The Association understood that the Council had made a decision to install a car park and to remove several trees and were opposed to any changes to the current reserve area. Staff advised that no report or decision had been made on any arrangements to address parking at Mandeville. The MRA and
Board had previously been advised that a report was expected to the May meeting. The Association also stated that it was opposed to any formalisation of the current informal parking on the neighbouring reserve.

The Association also requested that the Council consider closing the reserve off so as to stop any casual/overflow parking and to install picnic tables for the use of local residents. The Board were told that recently a vintage car rally had used the site for a meeting which was the type of event that residents would like to promote so as to utilise the reserve more.

J Lynn asked how often the reserve had been used for such events and was told there was no current data but that now the reserve was accessible and tidy, could be used more often in the future.

J Ensor asked a number of questions of the MRA relating to previous deputations on this same matter in 2017. He also noted that the MRA’s October 2018 proposal for a car park, on the private land adjacent to the retail area, was for angle parking whereas the one presented to the meeting was for straight parks. The MRA replied that it no longer supported the angle parking option. J Ensor then asked whether the MRA had any views regarding possible safety issues during times when petrol tankers were loading the petrol bowsers at the nearby garage. The MRA believed that this caused the access to be blocked and increased traffic congestion to the area.

The Chairperson thanked the MRA for its deputation and that staff would ensure that the MRA was advised of any report in advance of it being considered by the Board.

5.2 Mandeville Residents’ Association – Drainage Issues

Mr T McBrearty, a representative for the MRA was in attendance to request Board support for its recommendations on drainage issues which had been explored in an extensive site visit with WDC specialist staff earlier in the year. A tabular document had been created by Waimakariri District Council (WDC) staff, recording the site visit issues and WDC staff comment, to which the MRA had added its recommended potential remedial action. T McBrearty wished to advise the Board that the MRA had now made these further recommendations on the WDC comments and sought Board support for them. It was suggested that the MRA present the document as part of a submission to the Draft Annual Plan.

The Board received the tabled document (Trim Ref: 190404049881).

6 ADJOURNED BUSINESS

There was no adjourned business.

7 REPORTS

7.1 ANZAC Day Services 2019 – Kay Rabe (Governance Advisor)

Moved M Brown seconded T Robson

THAT the Oxford - Ohoka Community Board:

(a) Receives report No. 190311030760.

(b) Appoints the Board Chair, D Nicholl and Board member J Lynn to attend the Ohoka ANZAC Day service on Wednesday 24 April 2019 at 11am at Ohoka Hall, Mill Road and to lay a wreath.
(c) **Appoints** Board members S Farrell and T Robson to lay a wreath on behalf of the Board at the Oxford ANZAC Day service to be held in the Oxford Town Hall at 9:30am on Thursday 25 April 2019.

(d) **Appoints** Board member M Brown to attend the Cust and West Eyreton ANZAC Day service on Thursday 25 April 2019 at 10am and lay a wreath at West Eyreton.

**CARRIED**

Note:

1. That Crs Felstead and Doody will be attending the Ohoka ANZAC Day service as Council representatives.
2. That Cr Felstead will be attending the Oxford ANZAC Day service as the Council representative.
3. That Cr Doody will attend the Cust ANZAC Day service as the Council and Board representative and M Brown will attend the West Eyreton service as the Board representative.

8 **CORRESPONDENCE**

Moved W Doody seconded J Lynn

Correspondence was tabled from Oxford Squash Club regarding its proposed extension. T Robson informed the Board that the Pearson Park Advisory Group had also received a letter requesting its support which was duly given.

The Board received the correspondence.

**CARRIED**

J Lynn produced invoices and documentation relating to the allocation of funding for the Ohoka Domain upgrade made from the Board’s Landscape Fund. He requested that staff arrange payment and asked for clarification on the balance of the Landscape Fund as shown in the agenda (item 13 refers).

9 **CHAIRPERSON’S REPORT**

9.1 **Chairperson’s Report for March 2019**

Moved M Brown seconded K Felstead

THAT the Oxford-Ohoka Community Board:

(a) **Receives** report No 190326042112.

**CARRIED**

10 **MATTERS FOR INFORMATION**

10.1 **10.1 Report on Notice of Motions of 4 December 2018 and 5 February 2019 re Fireworks and Nuisance – Geoff Meadows (Policy Manager) (Trim No 190226022485)**

10.2 **10.2 Elected Members Remuneration and Expenses Policy Review – Sarah Nichols (Governance Manager) (Trim No 190224021130)**

10.3 **10.3 Enterprise North Canterbury half year report to December 2018, promotion of the Waimakariri District Business Plan report to December 2018 (Trim number 190225021990)**

10.4 **10.4 District Libraries Update March 2019 (Trim number 190315034754)**
10.5 **Aquatic facilities Update March 2019 (Trim number 190227023702)**

10.6 **Report to Utilities and Roading Committee regarding The Vehicle Crossing Bylaw Review 2019 (Trim number 190225021686)**

10.7 **Report to Utilities and Roading Committee regarding stock water race bylaw review March 2019 (Trim number 190219018655)**

10.8 **Report - Water Conservation Programme Implementation Report to Utilities and Roading Committee March 2019 (Trim number 190130010451)**

10.9 **Activity on the Kaiapoi River – Simon Hart (Business and Centres Manager) (Trim number 190306027166)**

Moved J Ensor seconded S Farrell

**THAT** the Oxford-Ohoka Community Board receives the information in items 10.1-10.9

**CARRIED**

11 **MEMBERS’ INFORMATION EXCHANGE**

The purpose of this exchange is to provide a short update to other members in relation to activities/meetings that have been attended or to provide general Board related information.

**J Ensor**
- Paid his respects at the floral tribute outside the Botanic Gardens in Christchurch and was deeply moved by the flowers and messages.
- Community Board Conference may be adding an item to its programme in relation to arms control.

**J Lynn**
- Update on the progress of work in the Ohoka Domain upgrade
- Update on the renovation of the Gatekeepers lodge
- Attended the Oxford A & P Show – disappointing turnout.

**S Farrell**
- Attended the Visually Impaired Group meeting
- Attended the Oxford Promotions Group meeting
- Attended the Oxford Historical Society meeting
- Attended the Rural Residential Planning Strategy drop in session at the Oxford town hall
- Attended the Oxford A & P Show – disappointed at attendance
- Attended the site visit to Canterbury Landscapes Limited

**T Robson**
- Attended the Rural Residential Planning Strategy drop in session at the Oxford town hall
- Attended the Oxford A & P Show – Hamper promotion and draw could be done better
- Met with roading staff regarding issues at the Tui/Weka/Rata Street intersection and with Police regarding safety issues at the pedestrian refuge outside the Police Station.

**M Brown**
- Attended the Rural Residential Planning Strategy drop in session at the Oxford town hall
• Attended the Oxford A & P Show – perhaps rethink approach to increase attendance next year
• Attended Board Submissions’ workshop
• Attended the Swannanoa Cricket Club opening
• Attended Mandeville Sports Club Board meeting
• Requested information on ford closures be followed up

K Felstead
• Update on reports that were considered at the Council meeting which included subdivision contributions, Canterbury Museum Trust contributions, ANZAC Day representation, Local Government New Zealand Conference attendance, Rangiora Croquet Club expansion and Waste Bylaw.

W Doody
• Draft Annual Plan and Draft Rural Residential Plan Strategy consultation – thanked members for their support
• Attended Rural and Provincial meeting – COGs to readdress rural communities. Creative Communities also presented.
• Attended Waimakariri Access Group meeting and were all allocated different disabilities and then experienced the difficulties in accessing various businesses and negotiating different obstacles on everyday street environments. Very informative session.
• Attended Mandeville Sports Club Board meeting
• Resource Consent Hearing for a proposed wedding venue in Threlkelds Road in Ohoka on Friday 5 April 2019
• Two Oxford area school students working on community projects – both to do with waste, one on rubbish disposal and one on pollution in rivers. Complimented S Allen for her excellent work with the student in relation to river pollution.

D Nicholl asked if these students should be put in contact with the local school student army but was told that this was a limited school project at present but may develop into something more long term in the future.

J Ensor asked W Doody if the Mandeville Sports Club Board was aware of, and dealing with the possibility of contractors tar sealing from the boundary further up the driveway. W Doody replied that the Club had all the information regarding this matter and was dealing with it appropriately.

12 CONSULTATION PROJECTS

13 BOARD FUNDING UPDATE

13.1 Board Discretionary Grant
Balance as at 27 March 2019: $727 (note $500 commitment to Waimakariri Arts Trust).

13.2 General Landscaping Fund
Balance as at 27 March 2019: $1,060.

14 MEDIA ITEMS
15 QUESTIONS UNDER STANDING ORDERS

16 URGENT GENERAL BUSINESS UNDER STANDING ORDERS

NEXT MEETING

The next meeting of the Oxford-Ohoka Community Board is scheduled for Thursday 9 May 2019 commencing at 7.00pm, at the Oxford Town Hall.

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 8.23pm.
CONFIRMED

__________________________
Chairperson

__________________________
Date

Workshop

- Members Forum – discussion on correct process to follow when dealing with a request to staff on a matter being dealt with by the Board
1. **SUMMARY**

   1.1 This report intends to inform the Oxford-Ohoka Community Board (the Board) to recommend to Council either purchase of additional land for car park development or to change the purpose of the plantation reserve in Mandeville to local purpose reserve for the purpose of installing a car park.

   1.2 The neighbouring development known commonly as Mandeville Village has created pressure on the surrounding environment due to the need for further provision of car parking to support its commercial activity. The development has proven popular for nearby residents and those travelling on Tram Road. Mandeville Village has no further space provision to develop its own car parking. This has created pressure on the adjacent block of land, 975 Tram Road a Council owned plantation reserve that is now being utilised as an informal car park.

   1.3 A preliminary plan demonstrating an allowance of 50 car parking spaces is provided in attachment i. The 50 car park option would allow noted demand levels to be met (car park analysis provided in attachment ii) and still allow the Council to meet its levels of service for provision of open space within this community. The proposed car park extension will address a shortage of on-site parking space at Mandeville Village and help reduce undesirable overflow parking around the site, particularly along Mandeville Road. It will improve on-site capacity and accessibility for reserve users, while mitigating the negative impacts of informal car parking on both the reserve and the road berms.

   1.4 Car parking provision is inconsistent with the purpose of a plantation reserve, but acceptable within a community purpose reserve. A change in status of the land through the Reserves Act 1977 (RA77) would be required should car parking provision be supported at the reserve.

   1.5 The Mandeville Residents Association on several occasions have approached the Council to address the car parking issue at Mandeville Village. Mandeville Village’s activity is consented, as such it does not require under the Resource Management Act (RMA) to develop further car parking. Further provision of car parking has become a community concern, placing the Council as the key mechanism for solving the issue.

   1.6 Council has been approached by the neighbouring land owner (474 Mandeville Road) to express a willingness to discuss land purchase of their property This land would be suitable for mitigation of the current concern should Council wish to pursue this option.
1.7 Addressing the issue has a cost implication for the Council and as such further work is required to identify the most appropriate mechanism to achieve a cost effective solution.

**Attachments:**

i. Mandeville plantation reserve car park plan (modelled on 50 car parks) (190424059178)

ii. Developer supplied car park analysis (190424059177)

2. **RECOMMENDATION**

THAT the Oxford-Ohoka Community Board recommends to Council:

(a) **Receives** report No. 190424059175

(b) **Supports** a change in Local Purpose classification of the Council-owned reserve at 975 Tram Road, from Local Purpose (Plantation) Reserve, to Local Purpose (Community Purposes) Reserve.

(c) **Supports** staff to prepare a resource consent based on the 50-space car park concept noting that no development can occur for a formalised car park unless a change of purpose and the process for that is completed. The status of the reserve at present does not legally support a formalised car park.

(d) **Notes** that the proposed change in the type of Local Purpose Reserve requires public consultation and Council approval. Approval by the Minister of Conservation is not required.

(e) **Notes** that Council’s Property Unit no longer has an interest in the reserve for plantation purposes and supports the proposed change. The current purpose is no longer appropriate given the reserves location, site characteristics and competing options for future use.

(f) **Notes** that the proposed Community Purposes sub-classification will allow greater flexibility in providing for community needs within the reserve.

(g) **Notes** that a key driver for a change of reserve purpose is to consider an allowance of a portion of the reserve to be available for formed car park.

(h) **Notes** that funding would need to be sought from a future Annual Plan or Long Term Plan to support the creation of a car park.

(i) **Notes** that sufficient open space for community recreation purposes would exist within the reserve should a 50-space car park be installed.

(j) **Notes** that staff will come back to the Community Board and Council with a report on the feedback and results of the change of purpose process. Staff will also be preparing resource consent for the car park based on the 50-space concept.

3. **BACKGROUND**

3.1 Property 975 Tram Road Reserve (975) shares a boundary with property 468 Mandeville road (468) which has a commercial development. The development includes a supermarket, restaurants and other convenience choices for the local population and those travelling through the district on Tram road. The commercial development has proven popular to the point that 975 has become an informal car park area.

3.2 The property at 468 does have a consented car park located onsite. Demand has meant that the public is now parking on Mandeville road, within the reserve and occasionally on Tram Road.
3.3 Staff presented options to the Oxford Ohoka Community Board in November 2018 at which time the board outlined a preference for short-term acceptance of parking only at 975 with further information requested on a resolution to the issue. The board stated that leasing the land to the developer is only a last resort if all other avenues were exhausted and it did not support the idea of selling the land.

3.4 Staff undertook a briefing with the Board on 7 March 2019 to discuss the potential of land purchase at 474 Mandeville Road. The Board then requested that staff prepare a report to present options for development of the reserve space and or purchase of the adjacent land to make an informed decision on future car parking provision to support Mandeville Village.

4. ISSUES AND OPTIONS

4.1 Resource consent was granted to the development on 28th February 2018, which included the development of car parking to support the centre.

4.2 Waimakariri District Council (WDC) is the landowner of the property directly to the north of the development, this being 975 Mandeville Road. This land at 975 is held as reserve and is now being used informally as a car park with most parkers then moving over to utilise the shopping centre.

4.3 Staff has been working with the developer to see if a partnership could be reached on development of this land to support car parking. In latest correspondence, it would appear that the developer now sees WDC as the funder of the parking given they are consented for their activity. At the time consent was granted, the developer provided WDC with projected traffic volumes and these were accepted through the consenting process. This has been implemented and the consent given effect to. The planning unit has confirmed that with these conditions having been met the developer of Mandeville Village has no responsibility for further car parking provision.

Options

There are number of options open to Community Board and Council for discussion and to consider in relation to addressing the concern that has been raised in regards to car parking provision at Mandeville Village.

It is also worth noting that WDC has in the past provided car parking for commercial or retail activity, for example the Blake Street car park in central Rangiora or Kaiapoi Ruataniwha which supports the town centre and areas of parking within Oxford.

4.4 Option 1: Do nothing.

There is currently identified shortfall of approximately 50 car park spaces at Mandeville Village. The Mandeville Residents Association (MRA) and the wider community are concerned about the use of Mandeville and Tram Road and the plantation reserve to support car parking demand for use of Mandeville Village. If Council chooses to do nothing, the MRA will continue to be unsatisfied with use of the area. It would be expected that they continue to seek solution to the concern from the Council given the issue is around safe use of the area. The demand for car parking itself is an indication of how well utilised Mandeville Village is for both local residents and those travelling along Tram Road.

Estimated timeframe is not applicable as this concern would be ongoing until a solution is agreed.

Staff do not recommend this option as it does not address the current safety concern or feedback from MRA/community.
4.5. **Option 2: Purchase of 474 Mandeville Road.**

This option would address the concern at greater expense. Staff have been approached by the landowner who has indicated a willingness to discuss the opportunity for Council to purchase the property.

The land area would be suitable to build a car park, which would cater for shortfall and appropriate access.

**Estimated timeframe** for this option could be 3-6 months (budget dependant) for purchase with design to follow.

*Staff do not recommend this option due to the high expense of the solution. While it would mitigate the concern, it involves land purchase, demolition of existing dwelling, and then installation of car park. This will come at a much greater cost than other options tabled.*

4.6. **Option 3: Change status of plantation reserve to utilise for car park.**

The reserve is currently being utilised as a car park and has been for the past several months, during this time Greenspace has not received complaints about the use, only that the concern needs a formal solution. The public have demonstrated, much like a desire line pathway, that they are keen to use the reserve for car parking. To change the status will require an RA77 process as discussed in the legislation section of this report. Attachment i indicates the preferred car park layout, which would retain the level of service requirement that Council has for open space within neighbourhood reserves. Mandeville Domain is easily accessible along Mandeville Road and supports this catchment in regards to open space provision.

A resource consent will be required with this option, as it will be considered a retail activity on rural land even though it will have benefit for the reserve use itself. Open space value will be retained and through formalising the car park, current assets will have protection from inappropriate car use. Greenspace would not actively encourage this reserve for active recreation given the boundaries with Tram Road and the proximity of Mandeville Domain. Greenspace expect low impact recreation use and passive activities to occur within the reserve hence the change in status would be appropriate to its intended use.

**Estimated timeframe** for this option could take up to 10 months, this being dependant on challenge through public consultation i.e. hearing process under the RA77.

*Staff recommend this option as it is the most cost effective solution to the concern raised. The reserve would not be unduly compromised and the community would have access to both the reserve area in a controlled manner, which does not further degrade current assets, and to the adjacent Mandeville Village.*

4.7. The Management Team have reviewed this report and support the recommendations.

5. **COMMUNITY VIEWS**

5.1. **Groups and Organisations**

Staff have been in liaison with the commercial developer about this issue to speak to them on behalf of the users of the facilities at 468. Onsite anecdotal analysis plus the commercial developers own analysis has highlighted the area is being used by the public for car parking.
No specific groups or organisations have been consulted on the subject of this report. The views and support of the Oxford-Ohoka Community Board are being sought prior to progression of this proposal.

There have been a number of deputations from various groups and organisations regarding the need and options for additional car parking.

5.2. **Wider Community**

Greenspace have not undertaken wider community consultation.

If the recommendations in this report are approved, staff will look to publicly notify the proposed change of reserve purpose if a decision in principle is made to support the proposal by both the Oxford-Ohoka Community Board and Council. This notice will specify the reasons for the proposal and all responses will be formally considered.

6. **IMPLICATIONS AND RISKS**

6.1. **Financial Implications**

6.1.1. Budget will need to be sought from a future Annual Plan or Long Term Plan process if Council supports either Option 2 or Option 3.

6.1.2. A formal change in reserve purpose will incur minor administrative costs related to public notification and a gazette notice to Land Information New Zealand.

6.2. **Community Implications**

The community has demonstrated its concern with the safety of people parking along the road corridors versus a controlled, risk-mitigated solution within the reserve or private land. The reserve can still function as a place of passive recreation should a change in purpose be achieved.

6.3. **Risk Management**

6.3.1. Declining a change of purpose for the reserve will restrict options for future facility development, including the possibility of a car park. Significant community-focused development will remain incompatible with the reserve’s current primary purpose.

6.3.2. Current car parking provision in the commercial area has been based on a resource consent imposed lower limit. To determine the number of additional car parks now required the developers have used the resource consent upper limit. With the developer supplied car park analysis (attachment ii) a design based on 50 spaces would be considered optimal for current and future provision. This would ensure that any risk to the reserve is mitigated and levels of service targets are met.

6.4. **Health and Safety**

6.4.1. A formal change in reserve purpose should have no discernible impact on reserve site safety. Any future development associated with the reserve is subject to Crime Prevention Through Environmental Design (CPTED) assessment. Remnant tree hazards associated with historical plantation use have already been addressed via remedial pruning and tree removal.

6.4.2. An extension of car park facilities to increase overall capacity at Mandeville Village will have safety benefits for reserve users. The scope to park safely within the
reserve will be increased. Uncontrolled and undesirable roadside parking should reduce, making roadside access to and from the reserve near the Mandeville-McHughs Road intersection less hazardous.

6.4.3. Increased reserve use is likely to require the installation of suitable perimeter fencing to control user access and activity along exposed roadside boundaries.

7. **CONTEXT**

7.1. **Policy**

7.2. This matter is not a matter of significance in terms of the Council’s Significance and Engagement Policy.

7.3. **Legislation (Reserves Act 1977)**

7.3.1. A council (if a territorial authority) has a delegated power under Section 24A of the Reserves Act to change the purpose of a reserve vested in it which has been classified as local purpose reserve. That power is to subsequently change the type of the reserve within the local purpose class.

7.3.2. Council is required under Section 24A(2) of the Reserves Act to publicly notify the proposed change of purpose, specifying the reasons for the proposal.

7.3.3. Local Purpose Reserve is the most flexible classification available under the Reserves Act. The administering body has the authority to develop and manage a Local Purpose Reserve almost as it sees fit (consistent with the primary purpose of the land) without referring to the Minister of Conservation for approval.

7.3.4. For each Local Purpose Reserve, a sub-classification (type) is applied which specifies the primary purpose of the reserve. The Reserves Act does not specifically restrict the types of local purpose, but they should be consistent with the general purposes of the Act. A sub-classification of ‘Community Purposes’ is an established primary purpose focussing on community value. Other values inherent in a reserve, such as scenic, historic, or natural features are managed to the extent compatible with the primary purpose of the reserve.

7.4. **Community Outcomes**

**People are friendly and caring, creating a strong sense of community in our District**

- There are wide-ranging opportunities for people of different ages, abilities and cultures to participate in community life and recreational activities.

**There is a healthy and sustainable environment for all**

- Harm to the environment from the impacts of land use, use of water resources and air emissions is minimised.
- Crime, injury and harm from road crashes, gambling, and alcohol abuse are minimised.

7.5. **Delegations**

Council has the delegated authority to approve any change of sub-classification for local purpose reserves vested in Council.
NOTES:
1. ALL PARKING SPACES 5.0m X 2.5m AS PER WAIMAKARIRI DISTRICT PLAN, ALLOWING FOR A 6.2m MANOEUVRING LANE BETWEEN PARKING LANES.
2. EXISTING FOOTPATH CONNECTING MCHUGHES ROAD AND MANDEVILLE VILLAGE NOT SHOWN.
3. TOTAL CAR-PARK AREA: 1125m²
4. TOTAL RESERVE AREA (EX CAR-PARK): 2775m²
5. CAR-PARK DESIGN RETAINS LARGE ESTABLISHED TREES WHERE POSSIBLE. REQUIRES TWO LARGE TREES TO BE REMOVED. AERIAL PHOTOGRAPH SHOWS MANY TREES THAT HAVE PREVIOUSLY BEEN REMOVED.
6. ASSUMED THAT CAR-PARK WILL BE CONSTRUCTED WITH UNSEALED SURFACE, AND BOLLARD & WIRE PERIMETER FENCE.
7. CAR-PARK PAVEMENT ASSUMED TO BE 150mm RIVER RUN, AND 100mm MAAP40, SUBJECT TO CONFIRMATION.

NEW DOUBLE VEHICLE ENTRANCE OFF MANDEVILLE ROAD (SUBJECT TO VEHICLE CROSSING APPLICATION APPROVAL)

ESTABLISHED TREES TO BE RETAINED

ALLOW TO CONNECT TO EXISTING FOOTPATH FROM MANDEVILLE VILLAGE (NOT SHOWN)
# CAR PARK SURVEY – MANDEVILLE VILLAGE

## WEEK 1

<table>
<thead>
<tr>
<th>Day</th>
<th>Date</th>
<th>Time (peak)</th>
<th>Weather</th>
<th>Tenancies Open (Units Open)</th>
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1. SUMMARY

1.1 This report presents the six monthly service request statistics to the Board for the quarters ending 31 December 2018 and 31 March 2019.

1.2 Items raised by the Boards at the previous round of discussions on service requests are answered in Section 4 Issues and Options. Matters raised at each of the previous meetings are covered.

Attachments:

i. Graph showing service requests by activity group for the Board area for the quarter ending 31 December 2018

ii. Graph showing service requests by activity group for the Board area for the quarter ending 31 March 2019

iii. Graph showing service requests completed within target for the whole District by activity group showing completed and in progress requests for the 6 months ending 31 March 2019

iv. Graph showing service requests completed within target for the whole District by activity group showing completed and in progress requests for the 6 months ending 31 March 2018

2. RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

(a) Receives report No. 190501062219.

3. BACKGROUND

3.1 The first round of service request reports were presented to the Community Boards at the end of 2018.

3.2 Graphs showing service request activity in the Board area for the quarters ending 31 December 2018 and 31 March 2019 are attached. Separate graphs show activity across the whole District for these two three month periods ending March 2019 with a comparison for the same period in 2018. These display requests completed within and outside target.

3.3 In future the graphs will be circulated to the Board for information at the end of each quarter as a memo.
3.4

4. ISSUES AND OPTIONS

4.1. It was noted that it would be helpful to know what issues were involved when a comparison with the previous year showed a significant change in the number of service requests received in a particular group.

4.2. A request was made for a geographical display of service request locations as the Board boundaries often include several communities of interest.

At the moment data is not gathered when the request is entered that would allow accurate plotting of requests on a map. The exception is where the request relates to a particular property and is linked to that property eg a leaking water toby. The majority of requests are not linked to a property. This topic is on the radar of the GIS team and is identified as a future system improvement.

4.3. There was concern that Snap Send Solve requests were not monitored after hours and that urgent issues could go unattended. Just prior to Christmas a message was included on the SSS app advising that if the incident is urgent please contact the Council on the phone number provided.

This year a “call recommended” feature has been introduced that tags categories that may be urgent with a message to phone the Council. This is being considered but the category itself does not create the urgency, it is more situational which does not justify assigning “call recommended" to a whole category.

There are benefits in urgent requests being phoned in. The customer knows their request has been responded to, the operator can ask questions, clarify or seek more details. Emails can be delayed due to network or outside issues.

Consideration is being given to asking the after hours phone provider to monitor the SSS emails. At the moment most SSS requests are not urgent and do not require an immediate response.

Additional advertising has been arranged in the community page regarding the availability of SSS and reminding people to send the email from the location of the issue, and not to use SSS for urgent requests. Further opportunities will be found to reinforce these messages.

The lack of staff response customers making SSS requests was raised. Staff are now entering a Call Back tick on all SSS requests entered.

4.4. A request was received to see the number of service requests completed within target for each of the activity groups. Separate graphs are included showing this result District wide for two comparable periods in 2018 and 2019. Overall the Council receives around 14,000 service requests a year and around 80% are completed within targeted timeframes. Requests can take longer to resolve for a variety of reasons including the need for inspections and consultation with other parties, and wait times for contractors for non-urgent work. A recent focus on improving timeframes has shown good results trending in recent months up to 90%.
4.5. Interest was expressed in a further breakdown of some of the request types where significant activity occurred eg Animal Control or Roading. Providing detail to category level involves a lot more detail than would be useful. A breakdown of specific groups can be provided on request.

4.6. Staff responsiveness in reporting service request outcomes to customers was raised. Most work groups advised that they are providing feedback to customers, although gaps have been identified. This is a topic being discussed by a cross-organisation group working on improving service request performance.

4.7. The Management Team have reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Community Views have not been sought.

6. IMPLICATIONS AND RISKS

6.1. Financial Implications NA

6.2. Community Implications NA

6.3. Risk Management NA

6.4. Health and Safety NA

7. CONTEXT

7.1. Policy

This matter is not a matter of significance in terms of the Council’s Significance and Engagement Policy.

7.2. Legislation

7.3. Community Outcomes

To make Waimakariri a great place to be, in partnership with our Communities guided by our outcomes, through our role as a service provider.

7.4 Delegations NA

Maree Harris
Customer Services Manager
1. **SUMMARY**

1.1 The purpose of this report is to retrospectively ratify the Board’s submission to the Council in relation to the Waimakariri District Council Draft Annual Plan 2019-2020.

**Attachments:**


2. **RECOMMENDATION**

**THAT** the Oxford-Ohoka Community Board:

(a) ** Receives ** report No. 190402048218.

(b) **Retrospectively ratifies** the Board’s submission to the Waimakariri District Council’s Draft Annual Plan 2019-2020 (Trim No. 190327043561).

3. **BACKGROUND**


3.2 Board members met at a workshop on 26 March 2019 to discuss the content of their submission.

3.3 A first draft was circulated on 2 April 2019 for additional comment and feedback by 4 April 2019 which was incorporated into a final draft and recirculated.

3.4 The finalised submission was approved by the Chair and submitted to the Council on 11 April 2019.

4. **ISSUES AND OPTIONS**

4.1. The Board is now asked to retrospectively ratify the attached submission.

4.2. The Management Team have reviewed this report.
5. COMMUNITY VIEWS

5.1. Groups and Organisations
A major publicity campaign has been put in place by the Council including Drop In sessions which board members have also attended.

5.2. Wider Community
As for 5.1.

6. IMPLICATIONS AND RISKS

6.1. Financial Implications
Not applicable.

6.2. Community Implications
The Draft Annual Plan 2019-2020 is subject to formal and extensive public consultation and engagement.

6.3. Risk Management
Not applicable.

6.4. Health and Safety
Not applicable.

7. CONTEXT

7.1. Policy
This matter is not a matter of significance in terms of the Council’s Significance and Engagement Policy.

7.2. Legislation
Not applicable.

7.3. Community Outcomes
- Opportunities for people to contribute to decision making.
- People have wide ranging opportunities for being informed.
- Public spaces and facilities are plentiful, accessible and high quality.

7.4. Delegations
Not applicable.

Edwina Cordwell
Governance Team Leader
To: The Waimakariri District Council
Submission: 2019/20 Draft Annual Plan
From: Oxford-Ohoka Community Board
Contact: Edwina Cordwell – Governance team Leader
Email: com.board@wmk.govt.nz

The Chairperson wishes to be heard with regard to this submission.

The Oxford-Ohoka Community Board (the Board) thank the Council for this opportunity to make a submission on the Draft Annual Plan 2019/2020.

**Funding of Ultra-violet (UV) treatment of Water Supplies.**

The Board supports the proposed financial model that the costs of UV treatment be shared District wide.

However, the Board is also concerned that a UV solution is being progressed in advance of any formal Government announcement on the outcome of the Havelock North enquiry and is concerned that UV treatment may not be recommended or the total solution to the matter.

The Board asks that the timeframe for any UV implementation or allocation of funds is not progressed until the government requirements are evident.

**Waimakariri Water Zone**

The Board supports Option A. (coordinator as well as educator and advisor)

**Proposal to develop Tennis Courts in Coldstream Road Rangiora**

The Board supports the proposal which will provide tennis facilities for use by many across the District and close to the new Indoor Court Facility.

**Investigating Park and Ride Facilities**

The Board is NOT supportive of Option A. The Board believes that Status Quo – Option B should be retained.

The Board believes that there needs to be a significant change in the delivery of public transport before any feasibility is undertaken. The Board does not see any benefit of any such scheme for the majority of people in the District.

**Sustainability**

The Board supports the vision described and that the Council should lead by example. The Board would also ask that an evaluation of the potential benefits of using Electric Vehicles for Council business and facilities to promote the use of EV’s district wide should be a priority.
Other Comments

Discretionary Grant Fund increase

The Board seeks an increase in the grant allocation to the Oxford Ohoka community Board to support local community groups and activities to $10,000 per annum. The Board’s fund is continually oversubscribed and as of March 2019 a request for funding for an event later in the year, has had to be deferred for formal payment to July 2019 to prevent the fund being totally exhausted.

The Board is aware that the current formula is based on population. However, the Board’s community area covers a huge geographic area of the District as compared with the other 3 Community Boards. There are many remote communities (for example Lees Valley and View Hill) with small populations, with a distinct lack of public or other transport. As a consequence there are many vital community groups providing local wellbeing, engagement, community cohesive services, events and activities which need support.

Appendix 1 provides details of nearly 100 of such groups active in the area. This is NOT a comprehensive list. It is vital that there is sufficient grant to support these and many other local and diverse groups over such a geographic area, where access to more traditional services and support is not possible outside of the main centres and populations.

The Board’s discretionary funding for the current year was only able to support 14 of these groups. That for 2017/18 supported 11 and similarly in 2016/17.

These allocations also include support for district wide events such as the Waimakariri Light festival and the Kaiapoi Arts Expo which reduce the available funds for the Oxford Ohoka community area significantly.

The Board would assert that it has a unique and distinctive reason for its allocation not to simply be based on population and for this to be formally recognised by way of a permanent increase in funding. All Board Members are proactive in supporting groups.

Oxford Car Parking

The Board requests that the Council seal the carpark between the butcher’s shop and the pine tree barrier in Main Street, Oxford.

The Board submitted on the matter to the Annual Plan in 2017/18 and was formally advised that ‘the Board’s request to explore the option of sealing the car park between the Butcher’s shop and the service centre in the Main Street will be considered as part of the long Term Plan 2018-2028 process’.

The car park is extensively used at all times and the current surface creates trip hazards as well as problems for those with baby buggies, walking frames, wheelchairs, mobility scooters and bicycles. The steep grade from the footpath to the road requires attention.

Oxford Skate Park

The Board requests that the Council implement an upgrade and extension to the Oxford Skate Park, including the installation of lights, in the 2019/20 year. The investigation/design stage of this project was requested under the Annual Plan section for consideration for provision in the 2017/18 year and was reiterated in the Board’s
2018/19 Long Term Plan Submission. The Board has observed high usage by both locals and visitors to the area of this facility, so the demand to warrant an upgrade and extension is considered to be present.

In its submission to the Annual Plan 2017/18 the Pearson Park Advisory Board (PPAB) proposed an expansion of the Oxford Skate Park. The PPAB believe that the skate park is the most well utilised Council facility in the area and has been of great benefit to the youth of the district. The park is currently used by skate boarders, BMX and scooter riders, which at times, experience considerable congestion. The Board would wish to reflect the views of the Advisory Board in that the addition of a bowl similar to those at Rangiora and Kaiapoi would allow for safer use, with the older, more skilled children able to have an area in use at the same time as the younger or less experienced children. Similarly, the addition of contoured paths would provide the younger children with a safe place to scooter without the danger of running into pedestrians.

The existence of a larger skate park would benefit the community both as an activity for the youth and as an attraction for families outside the area. This would result in increased sales for local businesses and promote the area as a destination. Reefton Skate Park is an example of a facility built for local youth that has become an attraction, mentioned on skate boarding web sites and attracting tourists to the area. The local Ooxbox group took two mini-busloads to Reefton, (spending money on accommodation and food), and have also made trips into the Washington Way Skate Park in Christchurch.

The Skate Park has proved itself a popular diversion for local youth, creating a meeting place where physical activity is undertaken so it promotes social interaction and fitness. In summer it is often a place where local families congregate, into the evening. It has also been used for several skate boarding competitions and youth group activities, despite the current Oxford Skate Park being very basic.

Footpaths

The Board urges footpaths be provided in the following areas:

- Harewood Road between Burnt Hill Road and Park Avenue
- Tui Street
- Weka Street
- Rimu Place

Extension of the Cycleway/Pathway – Whites Road to Bradleys Road

Due to several new residential developments in the Ohoka area the number of young people in our community has risen. Therefore, the Board requests that the Council consider extending the footpath along Mill Road in Ohoka from Whites Road to Bradleys Road, as an extension to the existing cycleway, which runs from Whites Road to Jacksons Road, to enable children to cycle safely to Ohoka School. The Board submitted on this matter to the Annual Plan 2017/18 and was advised that the Mill Road project will be included in the draft implementation plan (of the Walking and Cycling Strategy) to feed into the Long term Plan 2018 – 2028’. The Board seeks assurance that this is the case and the timeframe for the construction.
Ashley Gorge Road – Safety Barrier

The Board respectfully requests that a safety barrier be installed on the ‘S’ bend in Ashley Gorge. There have been a number of accidents there, including a vehicle crashing into a house.

Mandeville Flooding

The Board urges that the Long Term Plan funding for the redirection of resurgence of Mandeville storm water be brought forward to 2019/20 as this is urgently required and has been the subject of numerous deputations to the board by the Mandeville Residents Association and other members of the community. An extensive engagement was undertaken by staff with residents and the MRA in early 2019, including site visits and meetings to respond to residents’ concerns.

Pearson Park lighting

The Board requests that lighting be installed on the footpath from Main Street to the Oval to enhance safety as well as usage of the area.

Swannanoa Domain Advisory Group

The Board understands that the Swannanoa Cricket Club grounds are one of the best in the District. Much work has been undertaken by the club and local community to further enhance the domain and its facilities. However there is currently no Advisory Group nor plan for the future long term use of the area or priorities for its development such as irrigation for the cricket ground. The Board requests the establishment of an advisory group and associated support for the Swannanoa Domain as there is for Pearson Park, Ohoka Domain and other similar areas across the District.

West Eyreton Well and Surrounds

There has been recent activity to sink a new well, add fencing and also planting around the actual well head area. However, the old gravel pit and surrounding area could be significantly improved if there were to be some modest investment and attention to make the area safe and welcoming. Local contractors have indicated a willingness to provide equipment and labour to assist with the filling in of the old gravel pit, There are also wonderful old oak trees that were planted as a memorial for the fallen which could be extended and increase the beauty and tranquility of the area as well maintenance of the Council owned water race which is overgrown.

The Board believes that if staff worked with the community on this reinstatement and beautification West Eyreton would then have an area for all of the community to enjoy and care for.

General Landscaping Fund

The Board notes the number of reserves and other areas within its huge and diverse geographic area that require its support. The Board has been unable to assist with General Landscaping funds for a number of areas including View Hill. The Board respectfully requests consideration of the funding model for defining the General Landscaping allocations to better reflect the number and nature of the recreational areas within its ward area.
Environmental Landscape

Riparian Planting

The Board supports native, riparian planting along waterways in its community area. The Board would like to see the planting programmes extended, where suitable and in consultation with the rural drainage advisory groups to encourage and improve biodiversity.

Manawhenua Values

The Board acknowledges that there are waterways in its community area that no longer support manawhenua values, and advocate for steps to be taken henceforth to address this issue through appropriate maintenance of waterways, such as the Ohoka Stream.

Glyphosate

The Board supports the research studies undertaken regarding the environmental impact of spraying with glyphosate. The Board also supports the cautious approach being taken by the Council regarding the use of Glyphosate and ongoing efforts to minimise negative impacts on waterway life, such as loss of habitat, aquatic life, planting, and trout.

Tree Plantations

The Board is aware that Canterbury is expected to experience a shortage of all types of timber. As plantations are felled not all are being replaced with similar or increased numbers of saplings, and some sites are being lost as they are converted to other uses such as dairying. Therefore, the current replanting programmes across Canterbury are inadequate to meet future need.

The Board suggests that the Council should undertake future planning in relation to this shortage and design a comprehensive replanting programme of both native forests and pine plantations to be able to meet future Waimakariri District timber needs, and potential future sources of revenue.

Customer Service Requests

The Board requests that consideration be given to the resources allocated to providing feedback on the resolution of CSR’s to the customer. Many concerns are being raised directly with Board members as regards the lack of feedback on CSR’s as regards completion or when relevant work may be scheduled, or other response.

Doug Nicholl
Chairperson of Oxford-Ohoka Community Board
10 April 2019
Appendix 1

Oxford-Ohoka Community Board Community Area

Some of the Currently Active Community Groups

Aim Tru Archery Club
Ashley Gorge Advisory Group
Community Trust
Friends of Oxford Hospital
ICONZ Adventurers
Keep Oxford Beautiful
OXBOX
Oxford & District Lions Club
Oxford A&P Assn
Oxford Alpine Taekwondo
Oxford Art Gallery
Oxford Bird Rescue
Oxford Budget Boutique
Oxford Community Garden
Oxford Community Men's Shed
Oxford Community Trust
Oxford Craft Market
Oxford Cricket Club
Oxford Early Learning Centre
Oxford Farmers Market
Oxford Football
Oxford Garden Club
Oxford Historical Society
Oxford Music & Movement
Oxford Netball Club
Oxford Night Patrol
Oxford OB&I League
Oxford OSCAR
Oxford PlayCentre
Oxford Plunket
Oxford Pony Club
Oxford Promotions
Oxford Red Cross
Oxford Rugby Club
Oxford Scottish Dance Club
Oxford Search & Rescue
Oxford Senior Citizens
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<td>Oxford Yogi &amp; Tai Chi</td>
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<td>View Hill Pony Club</td>
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<td>Waimakariri Golf Club</td>
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<td>Yummy Mummies Oxford</td>
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<tr>
<td>Christchurch Western Riding School Assn</td>
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<tr>
<td>Eyreton Pony Club</td>
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<td>Kaiapoi Pony Club</td>
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<td>Lees Valley Landowners Assn</td>
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<td>Mandeville Bowling Club</td>
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<td>Mandeville Cricket Club</td>
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<td>Mandeville Netball Club</td>
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<td>Mandeville Residents Association</td>
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<td>Mandeville Sports Club</td>
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<td>Mandeville Squash Club</td>
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<td>Mandeville Tennis Club</td>
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<td>Ohoka Rugby Club</td>
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<td>Ohoka Cricket club</td>
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<td>Ohoka Domain Advisory Group</td>
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<td>Ohoka fitness centre</td>
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<td>Ohoka Hall Committee</td>
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<td>Ohoka Indoor Bowls</td>
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<td>Ohoka Netball Club</td>
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<td>Ohoka Residence Assn</td>
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<td>Ohoka School</td>
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<td>Ohoka School PTA</td>
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<td>Ohoka tennis club</td>
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<tr>
<td>Oxford Health &amp; Fitness</td>
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<tr>
<td>Swannanoa Cricket Club</td>
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<td>Swannanoa Preschool</td>
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<td>Swannanoa PTA</td>
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<td>Swannanoa School</td>
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<tr>
<td>Swannanoa Tennis Club</td>
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<tr>
<td>Swannanoa Women's Institute</td>
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<tr>
<td>Waimakariri Scouts</td>
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<td>Waimakariri Gorge Golf Club</td>
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<tr>
<td>West Eyreton Hall Advisory Group</td>
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<tr>
<td>Organization</td>
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<tr>
<td>West Eyreton Brownies/Pippins</td>
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<tr>
<td>West Eyreton School</td>
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<tr>
<td>West Eyreton School PTA</td>
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<tr>
<td>West Eyreton Scouts</td>
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<tr>
<td>West Eyreton Tennis Club</td>
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<tr>
<td>Cust/west Eyreton Play Centre</td>
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<tr>
<td>Cust/West Eyreton RSA</td>
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<tr>
<td>7 Churches in the Oxford area</td>
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</tbody>
</table>
1. SUMMARY

1.1 The purpose of this report is to retrospectively ratify the Board’s submission to the Council in relation to the Waimakariri District Council Draft Rural Residential Development Strategy.

1.2 Attachments:
   i. The Oxford-Ohoka Community Board Submission to the Waimakariri District Council Draft Rural Residential Development Strategy (Trim No. 190401047521).

2. RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

(a) Receives report No. 190402048309.

(b) Retrospectively ratifies the Board’s submission to the Waimakariri District Council’s Draft Rural Residential Development Strategy (Trim No. 190401047521).

3. BACKGROUND

3.1 Public consultation on the Waimakariri District Council’s Draft Rural Residential Development Strategy took place from 11 March to 5 April 2019.

3.2 Board members met at a workshop on 26 March 2019 to discuss the content of their submission.

3.3 A first draft was circulated on 1 April 2019 for additional comment and feedback by 3 April 2019 which was incorporated into a final draft and recirculated.

3.4 The finalised submission was approved by the Chair and submitted to the Council on 5 April 2019.

4. ISSUES AND OPTIONS

4.1 The Board is now asked to retrospectively ratify the attached submission.
4.2. The Management Team have reviewed this report.

5. **COMMUNITY VIEWS**

5.1. **Groups and Organisations**
A major publicity campaign has been put in place by the Council including Drop In sessions which board members have also attended.

5.2. **Wider Community**
As for 5.1.

6. **IMPLICATIONS AND RISKS**

6.1. **Financial Implications**
Not applicable.

6.2. **Community Implications**
The Draft Kaiapoi Town Centre Plan 2028 and Beyond is subject to formal and extensive public consultation and engagement.

6.3. **Risk Management**
Not applicable.

6.4. **Health and Safety**
Not applicable.

7. **CONTEXT**

7.1. **Policy**
This matter is not a matter of significance in terms of the Council’s Significance and Engagement Policy.

7.2. **Legislation**
Not applicable.

7.3. **Community Outcomes**
- Opportunities for people to contribute to decision making.
- People have wide ranging opportunities for being informed.
- Public spaces and facilities are plentiful, accessible and high quality.

7.4. **Delegations**
Not applicable.
To: The Waimakariri District Council
Submission: Draft Rural Residential Strategy
From: Oxford-Ohoka Community Board
Contact: Edwina Cordwell – Governance team Leader
Email: com.board@wmk.govt.nz

The Chairperson would wish to be heard with regard to this matter.

The Oxford-Ohoka Community Board (the Board) thank the Council for this opportunity to comment on the Draft Rural Residential Strategy.

Swannanoa

The Board does NOT support the proposal. Key concerns are the continuing flooding risk together with the ‘split community’ across Tram Road were the proposal to proceed.

The Board notes that sea level rise and the accompanied elevated levels of the water table are already impacting this area and that further development would be unwise.

The adverse effects of water run-off from increasing the built infrastructure – roads, footpaths, concrete pads etc. will also exacerbate the issues of flooding and inability to effectively disperse ground and storm water.

Oxford

The Board supports the Eastern Oxford Road extension but does NOT support the proposed extension between Bay Road and Ashley Gorge Road. The Board is concerned about the reverse sensitivities being experienced by current residents in the area due to the large farming enterprise with associated effluent run off and that this should NOT be exacerbated any further by continuing development. There are also flooding concerns.

Ohoka

The Board does NOT support the proposal.

The Board notes that the proposed area is excellent farm land and must be retained. Further the Board notes that there are already significant areas of residential zoned land (4a and 4b) that have not been fully developed and are scheduled to provide a further 50 to 100 dwellings. The Board does not believe that further development is necessary. The Board also notes the significant flooding in the San Dona area.

Doug Nicholl
Chairperson of Oxford-Ohoka Community Board
7 April 2019
Notes prepared at meeting of Mandeville Residents’ Association (MRA) Committee 25th April. 2019

Carparking – Mandeville Commercial Development

MRA proposal:
- We are suggesting a short-term solution to provide safe and adequate car parking at Mandeville Commercial Development. (see diagram)

Rationale

- Safe and adequate carparking is needed, while still maintaining the reserve as a recreational area.
- Existing carparking is inadequate – has been all along. MRA raised concerns in October 2017 prior to the building of the Mandeville Commercial Development as 5000 people live in this local area.
- Carparking is unsafe at present:
  - parks are too short and too narrow – Our proposed car parks are 6 x 3 metre, matching local requirements
  - access alleways too narrow
  - parking on Mandeville Rd obscures visibility in both directions
  - drivers on Mandeville Rd cannot see exiting vehicles (80 km area)
  - there is unsafe parking occurring on roadside areas not designated for parking (both Tram Rd and Mandeville Rd). Mandeville Rd is too narrow for the square parking occurring at present. Pedestrians have to walk out onto the road to get around cars - very dangerous.
  - as cars exit Commercial Development on to Mandeville Rd there is no Give Way sign – needed as cars drive straight out without stopping.
  - Parking in the Reserve is unsafe. Cars are frequently using the whole reserve area. This is a recreational area used regularly for children’s play and picnics
- Sponsored funding is available to create the car parking area we are suggesting. The only extra cost would be post and cable or chain fencing. Apart from that there would be no cost to WDC or shop owners and this would provide approx. 50 new car parks in the short term.
- This is Forestry Reserve (property division of WDC own the reserve) – They could lease this to Green Space division of WDC for a token rent ($1.00 per year). This would be for a period of 1 year with right to renew until an alternative solution is found, preventing any requirement for change of title.
- If this idea isn’t taken up then change of title would be required because not possible to use forestry reserve for long term commercial parking. Consent process can take at least a year and would likely face major objection from local residents. This would clearly need to be a notified application as it would have major community effects and outcomes.
- Important that this is addressed as the reserve is being used in a willy-nilly fashion for car parking - creating muddy mess and rubbish, meaning more maintenance for WDC. Evidence of this was provided during the building of the development when workers’ cars were parked there. Local residents were frequently pulling out stuck vehicles. Big ruts were created.
- MRA have identified a number of WDC approved contractors happy to sponsor this in order to gain a safe temporary outcome.
Post & Cable Fence

Reserve

Playground
Community Sponsored
1. SUMMARY

Attended the Council Briefing on protocol for elected members standing for Council elections in 2019.

I attended the Ohoka ANZAC Service on Wednesday 24 April 2019 at the Ohoka Community Hall. John Lynn and I laid a wreath on behalf of the Oxford-Ohoka Community Board.

RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

Receives report No. 190424059334.

Doug Nicholl
Chairperson