



## Christchurch City Council

# HAGLEY/FERRYMEAD COMMUNITY BOARD AGENDA

28 SEPTEMBER 2005

3.00 PM

IN THE BOARDROOM, LINWOOD SERVICE CENTRE  
180 SMITH STREET

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**PART A - MATTERS REQUIRING A COUNCIL DECISION**

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## 1. APOLOGIES

## 2. CONFIRMATION OF REPORT

The report of the ordinary meeting held on Wednesday 14 September 2005 has been circulated to Board members.

### CHAIRPERSON'S RECOMMENDATION

That the report of the ordinary meeting held on Wednesday 14 September 2005 be confirmed.

## 3. ROAD NAMING

<b>General Manager responsible:</b>	General Manager Regulation and Democracy Services
<b>Officer responsible:</b>	Environmental Services Manager
<b>Author:</b>	Bob Pritchard, Subdivisions Officer, DDI 941-8644

### PURPOSE OF REPORT

1. The purpose of this report is to obtain the Board's approval for one new road name, and to provide the Board with information in respect to a proposed road name change.

### EXECUTIVE SUMMARY

2. The approval of proposed road and right of way names is delegated to Community Boards.
3. All proposed names have been checked against the Council's road name database to ensure they will not be confused with names currently in use. Land Information New Zealand who represent the interests of the emergency services have also been consulted.

#### (a) **183 and 183A Moncks Spur Road - HRV Limited**

This subdivision will create six new allotments. Access to the allotments from Moncks Spur Road will be via a fully formed and sealed right of way. The applicants' first preference for a lane name is Bellbird Lane. Bellbird has been proposed as a name in the past, but has never been used. A second name Ataahua Lane is the second preference. Ataahua means beautiful or pretty.

#### (b) **Change of Road Names - Information only**

The subdivision "The Ridge" has constructed two narrow carriageways over previously unformed parts of Major Hornbrook Road. There was an initial proposal that a triangular portion of the unformed part of Major Hornbrook Road was to be legally stopped, and to be replaced with a new section of road uphill from the triangular part. Half the width of the stopped road was then to have a right of way constructed over it on two of the sides of the triangle. While the road stopping has not taken place, the two narrow sections of carriageway have been constructed and names were approved for these by the Board at the meeting in May 2004. The names approved were Clearview Lane and Ridgeview Lane.

In June 2001, a proposal to change an isolated small section of Major Hornbrook Road to Signal Hill Road did not succeed, and Upper Major Hornbrook Road replaced it. This new proposal retains the name Major Hornbrook Road. The changes affect two narrow strips approximately 9 metres wide, and which will leave a balance of approximately 11 metres wide as Major Hornbrook Road. The proposal is practical, and necessary to allow emergency services the ability to locate any emergency call out promptly and without any chance of confusion.

As no new names are being proposed, the responsibility for approving a change of road name belongs to the Council. The formal changes will take place using special order procedures through two council meetings, the consent of the Board is not necessary to effect these proposed changes. This report has been provided for Board member's information.

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**FINANCIAL AND LEGAL CONSIDERATIONS**

4. The administration fee for road naming is included as part of the subdivision consent application fee, and the cost of name plates is charged to the developer. There is no financial cost to the Council. Local Authorities have a statutory responsibility to approve road names.

**STAFF RECOMMENDATION**

It is recommended that the Board consider and approve the name **Bellbird Lane** as proposed.

**CHAIRPERSON'S RECOMMENDATION**

For discussion.

**4. THE CREATION OF AN EASEMENT OVER MCCORMACK'S BAY RESERVE FOR THE PURPOSE OF LOCATING A SEWAGE ODOUR BIO FILTER CONNECTED TO THE SEWER MAIN**

<b>General Manager responsible:</b>	General Manager City Environment
<b>Officer responsible:</b>	Greenspace Manager
<b>Author:</b>	Tony Hallams, Policy and Leasing Officer, DDI 941-8320

**PURPOSE OF REPORT**

1. The purpose of this report is for the Board to consider a recommendation that it approves an easement on McCormack's Bay Reserve to enable the City Water and Waste Unit on behalf of the Council to install a sewage odour bio filter connected by a pipeline to the main sewer traversing McCormack's Bay Road.

**EXECUTIVE SUMMARY**

2. Residents in McCormacks Bay Road have complained of offensive odours from sewer manholes in McCormacks Bay Road. An investigation has identified higher than normal levels of Hydrogen Sulphide gas (similar smell to rotten egg smell) in the pipeline. To alleviate these complaints, it is proposed to draw off these gases from the sewer pipelines and pass them through a biological filter. An easement is required to place a filter bed and associated pipework and electrical fan unit.

**FINANCIAL AND LEGAL CONSIDERATIONS**

3. The Board has the delegated authority from Council (16 December 2004) to make the decision whether to support the granting of an easement.
4. The parcel of land PTR4324 and PTR4325 is a recreational reserve subject to the Reserves Act 1977. The Council is seeking an easement over approximately 123m<sup>2</sup> of the above reserve to install a sewer odour bio filter. Council officers are of the view that the proposed easement will have little impact on the reserve.
5. Part 1 of Section 48 of the Reserves Act 1977 allows for the granting of rights of way and other

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4. The City Water and Waste Unit ensures that any contractors carrying out work on the reserve carry and produce evidence of having adequate public liability insurance with a minimum of \$1,000,000 cover
5. That any excavated material or intended bio filter bed material may be temporarily stockpiled in an appropriate area of the reserve that does not effect the existing vegetation or ecosystem. All excavated material after the completion of works to be removed off the reserve.
6. The contractor to locate any above and underground services (eg electricity, water, telephonic, storm water and sewage lines) on the reserve and protect from damage.
7. That the Consent of the Minister of Conservation be obtained.
8. That an easement be lodged with Land Information New Zealand.

**CHAIRPERSON'S RECOMMENDATION**

For discussion.

## BACKGROUND

8. Christchurch's sewer network is designed to allow gasses to vent to the atmosphere at every second manhole and at every residential house. In instances where the pipe gradient is flat and sewage is retained within the network for some hours Hydrogen Sulphide gas builds up. The gas is non-toxic but is offensive to humans and detectable at low concentrations. To overcome this problem air may be sucked from the interior of the sewer network and passed through a biological filter consisting of wood bark chips. Microbes within the bark chips produce biologically induced oxidation of hydrogen sulphide, thus removing the "rotten egg" smell of Hydrogen Sulphide.

This technology is not new. Christchurch has fifteen biological filters at key locations around the city.

McCormacks Bay Rd is a typical environment for Hydrogen Sulphide gas to create a nuisance; with a long flat sewer main trunk pipe gradient, low air flows to disperse the gas, (Hydrogen Sulphide gas is heavier than air) and the close proximity of residential houses.

The intended Bio Filter arrangement will have an electric fan that will suck the air from the sewer network and force the air through the filter bed. A photographic mock up is detailed under Attachment Two. The filter bed will have a matrix of small pipes in the bottom, in which the Hydrogen Sulphide / air mixture will pass through and vent into the filter bed. The filter bed will be made up of wooden bark chips. It is proposed that the filter bed be some 40 m long, 2 m wide and 0.8 m deep. All pipework will be buried and the top of the filter bed will be nominally at ground level, as per mock up photos detailed in Attachments Three and Three A. The electric fan will be placed in a sound proofed concrete cabinet. Vehicles and pedestrian movements across the filter bed will not be permitted, and advisory signage will be provided by the City Water and Waste Unit. The area immediately surrounding the filter bed will be landscaped with shrubs in accordance with any Greenspace Unit planting schedule requirements.

As part of the City Water & Waste Units maintenance procedures the Bio Filter beds will be monitored for Hydrogen Sulphide and the bark chip replaced as necessary.

## THE OPTIONS

9. The Council's Water and Waste Unit has considered a number of options and these are detailed as follows:

10. **Maintain status quo**

Residents in the area are experiencing noticeable levels of Hydrogen Sulphide and feel aggrieved that they are exposed to this situation. There is an expectation that the Council will rectify the situation. If the Council does not technically address the acknowledged odour problem then further complaints will be received.

11. **Re Locate the Bio Filter to another location**

Investigations have identified two possible sites, one on the reserve by the car park in front of #126- #130 McCormacks Bay Road (refer Attachment Four) and the other adjacent to the Petanque Piste, (refer Attachment One). Other options required the blasting of rock on road reserve in McCormack's Bay to achieve a filter bed below the surface or installing a much longer air extractor pipe, both options considerably expensive and impracticable. The option of placing the filter bed in reserve adjacent to 126 - 130 McCormacks Bay Road was publicly advertised, with a submission requesting the filter bed be located adjacent to the Petanque Piste. The City Water and Waste Unit are seeking to act on this submission.

12. **Alternative treatment options**

Activated Carbon Filters have been trailed elsewhere in Christchurch with limited success. The cost of installing such a system in this location is prohibitive and would exceed the City Water and Waste Unit budget requirements. This type of system has high maintenance costs and is not a viable option.

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**ISSUES / OPTIONS SURROUNDING THE CURRENT PROPOSAL**

The City Water and Waste Unit have indicated the following:

- The location is commensurate with the Greenspace Unit plans for the future use and amenities of the reserve.
- The site does not have any cultural significance and is reclaimed estuarine land.
- A submission on behalf of the Avon – Heathcote Estuary Ihutai Trust has been received and all concerns have been addressed.
- A submission was made by a resident that planting be carried out to visually shield the intended Bio Filter bed. A landscape plan is being produced and the City Water and Waste Unit have indicated an agreement been reached with the resident.
- Previous complainants have been informed by staff from the City Water and Waste unit of the progress in addressing the odour problems and are in agreement with this proposal.

## ASSESSMENT OF OPTIONS

## The Preferred Option

	Benefits (current and future)	Costs (current and future)
<b>Social</b>	N/A	N/A
<b>Cultural</b>	N/A	N/A
<b>Environmental</b>	Will improve the local environment by the dissipation of sewer gas which has been accumulating in the sewer and leaking through manholes in McCormack's Bay Road.	There will be no detrimental effect on the environment as sewer gas will be dissipated underground in a dedicated bio filter bed.
<b>Economic</b>	N/A	N/A
<p><b>Extent to which community outcomes are achieved:</b> Will not conflict with required community outcomes.</p> <p><b>Impact on Council's capacity and responsibilities:</b> Will improve Council's present capacity to deal with odour problems.</p> <p><b>Effects on Maori:</b> Nil.</p> <p><b>Consistency with existing Council policies:</b> Yes.</p> <p><b>Views and preferences of persons affected or likely to have an interest:</b> The community have been consulted on the initial intended location, and an alternative location has been considered.</p> <p><b>Other relevant matters:</b></p>		



**Maintain The Status Quo (If Not Preferred Option)**

	<b>Benefits (current and future)</b>	<b>Costs (current and future)</b>
<b>Social</b>	No Benefit – detrimental effect on the community from odours.	Residents being forced to relocate outside their community because of potential odour nuisance.
<b>Cultural</b>	N/A.	N/A.
<b>Environmental</b>	Nil.	Potential adverse odours effecting the community.
<b>Economic</b>	Nil.	Nil.

**Extent to which community outcomes are achieved:**

N/A.

**Impact on Council's capacity and responsibilities:**

Will place further pressure on the Council to do something about the odour problem.

**Effects on Maori:**

Will not specifically effect Maori.

**Consistency with existing Council policies:**

Will conflict with Council Policy.

**Views and preferences of persons affected or likely to have an interest:**

N/A.

**Other relevant matters:**

**Relocate the Biofilter**

	<b>Benefits (current and future)</b>	<b>Costs (current and future)</b>
<b>Social</b>	N/A.	N/A.
<b>Cultural</b>	N/A.	N/A.
<b>Environmental</b>	Will improve the local environment by the dissipation of sewer gas which has been accumulating in the sewer and leaking through manholes in McCormack's Bay Road.	There will be no detrimental effect on the environment as sewer gas will be dissipated underground in a dedicated bio filter bed.
<b>Economic</b>	Prohibitive construction costs to blast and remove rock.	N/A.

**Extent to which community outcomes are achieved:**

Will not conflict with required community outcomes.

**Impact on Council's capacity and responsibilities:**

Will improve Councils present capacity to deal with odour problems.

**Effects on Maori:**

Nil.

**Consistency with existing Council policies:**

Yes.

**Views and preferences of persons affected or likely to have an interest:**

The community have been consulted on the initial intended location, and an alternative location has been considered.

**Other relevant matters:**

Lack of suitable alternative sites.

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**5. 2004/05 GREENSPACE CAPITAL WORKS - END OF YEAR STATUS HAGLEY/FERRYMEAD**

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**6. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE**

**6.1 2005/06 PROJECT AND DISCRETIONARY FUND**

The attached schedule shows the allocations in the Board's Discretionary and Project Funds, since 1 July 2005.

**7. QUESTIONS FROM MEMBERS**