

21. MOA BONE CAVE FENCING

General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Transport and Greenspace Unit Manager
Author:	Malcolm Park, Maintenance Operations and Contracts Manager

PURPOSE OF REPORT

1. The purpose of this report is to inform the Hagley/Ferrymead Community Board on the issues surrounding fencing adjacent to the Moa Bone Caves, and to seek confirmation from the Board regarding the fencing (refer attached).

EXECUTIVE SUMMARY

2. In 2004, the Christchurch City Council took action to protect the public from rock falls by erecting a protective fencing barrier from the cave cliff face and entrance. This work was of a temporary nature.
3. In June 2007, the footpath deviation and protective fencing was formalised with semi-permanent kerbs, paths and a safety fence was put in place. The security fence at the cave entrance was tidied up and made more secure. All of the work conducted to date is temporary, until the completion of investigation, land purchase, design, tendering and construction of a permanent solution during the financial years 2011/12 and 2012/13.
4. An advantageous rental fee was arranged at \$72 per month. This was contingent on advertising on each fence panel. Unfortunately, the proliferation of the fencing owner's advertising drew attention to the fence. The fencing owner has very recently (29 April 2010) agreed to have the majority of advertising removed.

5. The approximate costs to date for fencing and protection issues are:

Temporary fencing	\$5,200	Still in place
Water barriers	\$46,000	From 2005 to 2007
Kerb and Channel	\$38,000	Installed 2007

6. In November 2009, Council staff were requested to improve the aesthetic qualities of the security and protective temporary fencing. Estimates received for this work total approximately \$30,000. Because this is significantly more than anticipated, and there is a big differential between the cost of this and the status quo, staff felt the Board needed to be informed and confirm whether they wish to proceed.



FINANCIAL IMPLICATIONS

7. The funding of replacement temporary fencing is budgeted.

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

8. Yes

LEGAL CONSIDERATIONS

9. Christchurch City Council has a legal responsibility to promote the safety of pedestrians and motorists. Until the permanent fencing solution has been installed, together with the stabilization of the cliff-face, the current temporary fencing protects pedestrians and motorists from falling debris.

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

10. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. Aligns with page 77 of the LTCCP, Streets and Transport:
- (a) Active Travel - The Council promotes active travel, including the provision of safe footpaths.
 - (b) Road Network - The council is responsible for the city's roading, including building and maintaining roadway.
12. Aligns with page 194 of the LTCCP, City Planning and Development:
- (a) Heritage Protection - Research and promote the heritage of Christchurch and Banks Peninsula. Work with developers, landowners and other stakeholders to consider the heritage areas, buildings, and other items.

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

13. As above.

ALIGNMENT WITH STRATEGIES

14. Pedestrian Strategy - The Christchurch City Council will work to create a City in which:
- (a) The pedestrian environment is friendly, safe and accessible.
 - (b) More people walk, more often.
 - (c) All pedestrians are able to move about freely and with confidence.
15. Road Safety Strategy - to create safer roads and safer road user behaviour.

Do the recommendations align with the Council's strategies?

16. Yes

CONSULTATION FULFILMENT

17. Consultation was not carried out for the original fencing or barriers as they were of an urgent safety nature. Consultation is not strictly necessary, but would be prudent for Option 1 as there are numerous interested parties. Option 2 would require no consultation.

THE OPTIONS

18. Option 1

Replace the current silver coloured cave face security fencing with a more aesthetically pleasing coloured product. Replace the current orange coloured footpath protective fencing with a more aesthetically pleasing coloured product. Provide suitable foundations and fixings for such fencing on the road reserve. Total estimated cost for remaining 2 year life - \$30,000.

Option 2

Maintain the status quo. Retain the current silver security and orange protective fencing until land has been purchased, consultation, resource consent and permanent design solutions have been achieved in 2011/12 and the permanent construction has been completed in 2012/13. Current rental costs \$72 per month. Total estimated cost for remaining 2 year life - \$2,000.

The Preferred Option

19. The preferred option is Option 2 - Maintain the status quo.

STAFF RECOMMENDATION

That the current temporary fencing adjacent to Moa Bone Caves is retained until the permanent solution is completed.

CHAIRPERSON'S RECOMMENDATION

For discussion.

BACKGROUND (THE ISSUES)

20. The Moa Bone Cave has national heritage significance and has been assessed as a Group A heritage place. The cave is of spiritual and cultural significance as it illustrates a past way of life of Maori. It is also likely to be held in high esteem by some Maori for these historical associations.
21. The cave is of contextual significance as one of a number of caves and other rock formations that constitute major features of the natural environment of Sumner and is a well-known landmark on the Main Road to the area.
22. The cave is also of archaeological significance. Maori archaeological sites are relatively rare in the Christchurch area and the cave is part of a group of sites that have provided the most important and substantial body of evidence about the 'archaic' or 'moa-hunter' period of Maori culture in the area. The cave is of geological interest as a 'bubble' cave in lava later enlarged by wave action. Its form and appearance are of aesthetic value.
23. The cave is seen by some as being the gateway to the Redcliffs/Sumner area. There is local community, Iwi and New Zealand Historic Places Trust (NZHPT) interest in the cave from both a heritage and cultural aspect. Moa Bone Cave also features on the CCC web site as an educational heritage trail item relating to Christchurch before 1850.

24. These issues may require consultation if Council were to change the current fencing. This necessary consultation must occur for the permanent solution to be completed in 2012/13.
25. Any fencing work undertaken at the cliff face and footpath edge now would be made redundant with the work required on the permanent solution.
26. CCC has a responsibility to keep the public safe. This is accomplished by the current fence.
27. At \$72 per month, the current fencing is cost effective. While the public sometimes question the cost of this fencing, when informed of the low rental costs, they are satisfied.
28. There is a significant difference between the cost of the status quo and the cost of the proposed improved fencing.