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**SHIRLEY/PAPANUI COMMUNITY BOARD  
19 MARCH 2008**

**A meeting of the Shirley/Papanui Community Board  
was held on Wednesday 19 March 2008 at 4pm  
in the Boardroom, Papanui Service Centre**

**PRESENT:** Megan Evans (Chairperson), Ngaire Button, Pauline Cotter, Aaron Keown, Matt Morris, Yvonne Palmer, and Norm Withers.

**APOLOGIES:** An apology for lateness was received and accepted from Norm Withers who joined the meeting at 4.05pm and was absent for clauses 3, 4 and 15.

Apologies for early departure were received and accepted from Megan Evans who left the meeting at 7pm and was absent for clauses 13.4 and 13.5.

The Board reports that:

**PART A – MATTERS REQUIRING A COUNCIL DECISION**



**1. STYX MILL WILDLIFE SANCTUARY PREDATOR FENCE**

<b>General Manager responsible:</b>	General Manager City Environment DDI 941-8608
<b>Officer responsible:</b>	Asset and Network Planning Manager
<b>Authors:</b>	Christine Heremaia and Antony Shadbolt

**PURPOSE OF REPORT**

1. The purpose of this report is to provide an update on the predator fence at the Styx Mill Wildlife Sanctuary and to recommend to the Council:
  - for the proposed way forward
  - to progress the resource consent as outlined in the report
  - to meet with the immediate residents in regard to the plans that will form part of the resource consent submission and the removal of trees in the vicinity of the transfer station.

**EXECUTIVE SUMMARY**

2. Styx Mill Conservation Reserve, almost 60 hectares in size, contains important natural assets that are recognised in statutory documents and valued by the local and wider community. These values include the Styx River, associated land forms, vegetation, fens, and wildlife.
3. The reserve, although historically surrounded by rural and horticultural activities, today is surrounded by a range of land uses including the transfer station, lifestyle blocks and residential development. The remaining lifestyle blocks are coming under increasing pressure to also become urban as the city expands northwards. Careful management of the interface of the Reserve with adjacent land uses is therefore critical to preserving the area's natural values.
4. With the development of Northwood, the plan for Styx Mill Conservation Reserve was reassessed, amended, consulted on and adopted by the Council. It included the development of a Wildlife Sanctuary enclosed by a predator proof fence, habitat restoration, development of walkways, viewing platforms, picnic areas and bus stops. Council staff are also investigating the possibility of reintroductions of rare native bird species once the predator proof fence is completed. Work to date includes partial construction of the predator proof fence, the development of the bus stop and walkways in the vicinity of Styx Mill Road, and several areas of planting associated with habitat restoration.

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5. The amended plan for the Reserve also addressed developer's requirements in terms of mitigating the affects of the Northwood and Hampton Grange developments on the Reserve. These include a 25 metre building set back from the edge of the terrace, and at the expense of the developer, the construction of a predator proof fence at the base of the terrace, planting the terrace face, and a five metre strip of flax and other suitable dense vegetation within the Living One zone along its boundary with the reserve. Under the conditions of the land use consent, the predator proof fence was supposed to be constructed prior to residential development; however it was delayed for a range of reasons. With the difficulty and cost of locating the fence at the base of the terrace, the fence was to be constructed at the top of the terrace for a short stretch in two locations.
6. The short stretch of fence at the top of the terrace caused concerns with residents living adjacent to it. During 2007 meetings were held with the local residents association in order to resolve these issues. A solution was found at Caleb Place but at the Hampton Grange end, residents did not want the fence at the bottom of the terrace but on the other side of the Styx River as originally indicated in the concept plan. These new landowners and those involved in a private plan change complained to the local politicians. As the issue became contentious, a meeting involving the Chief Executive, members of the executive team and local councillors was held. The following recommended outcomes resulted from this meeting and form the basis of the recommendation of this report.
7. The Council -
  - (a) Acknowledges that the published 'Vision for Styx Mill Conservation Reserve' is inconsistent with the City Plan rules and that the Council will take responsibility for this oversight and do what it can to find a practical way forward.
  - (b) Acknowledges that the residents don't want the fence to be obtrusive and that they would like to be able to access the reserve.
  - (c) Will therefore continue to construct the fence on the north side of the Styx River in compliance with the City Plan rule that it be constructed at the 'toe of the bank'.
  - (d) The Council aims to present concept plans on the above to the Community Board in February. This will include indicative costings and timeframes.
  - (e) Acknowledges to the Community Board, our oversight with regard to the City Plan.
  - (f) Will follow this with a public meeting with the residents which will cover all of the above.
8. In a number of locations, resource consent will be required from Environment Canterbury for the construction of the fence due to its proximity to the Styx River and other waterways within the reserve. As part of this work, Council staff have investigated alternative locations for the fence in the vicinity of Hampton Grange and Caleb Place that addresses the requirements of the Waimakariri River Plan, Proposed Natural Resources Regional Plan, the rules in the City Plan, and community concerns.
9. The construction of the fence will be staged over several years due to budget considerations. This will also enable the resource consent to be staged and thus enable any issues that may arise with possible future developments on the boundary of the reserve to the west to be addressed, that is, if they occur prior to completing the wildlife sanctuary enclosure.
10. Access into Styx Mill Conservation Reserve currently occurs at Hussey Road, Styx Mill Road and from the road bordering the reserve in the vicinity of Hampton Grange and Northwood. Pedestrian access into the wildlife sanctuary is planned for near Styx Mill Road and at the end of the vehicle access into the reserve from Hussey Road. There has also been a request for pedestrian access from the vicinity of Hampton Grange. An entry at this point will also require a bridge over the Styx River and due to the limited space available; this bridge will need to be combined with a double door entry structure. It is more than likely that such a structure will require resource consent from Environment Canterbury.

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11. The next steps in developing the Styx Mill Wildlife Sanctuary involves continuing with habitat restoration (i.e. planting, weed control), obtaining a resource consent for the construction of the predator proof fence and then the construction of the predator proof fence as outlined in the resource consent.

**FINANCIAL IMPLICATIONS**

12. The Transport and Greenspace Unit currently has \$100,000 in this year's budget that is being used for planting and the planning for the resource consent needed for the predator proof fence. Some of the money that is now being used for habitat development was originally planned to pay for the fence. Over the next two years \$100,000 has been allocated to Natural Areas Protective Fencing that is intended to be used for the construction of the fence. This is comprised of \$50,000 in 08/09 and \$50,000 in the 09/10 financial years. Additional funding required for the completion of the fence will be applied for through the Long Term Council Community Plan process and/or achieved through conditions of subdivision as has occurred during negotiations on the 140 -150 Hussey Road Private Plan Change and Northwood and Hampton Grange residential developments. There is also sponsorship of \$130,000 from the Gamma Foundation. It is anticipated that this money will be spent when the next stage of the fence is constructed.

**Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?**

13. Yes, the funds are contained in the 'New Reserves Development Capital Programme'.

**LEGAL CONSIDERATIONS**

14. Compliance with statutory requirements (i.e. Waimakariri Regional Plan, Proposed Natural Resources Regional Plan, City Plan).

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

15. Statutory requirements are being addressed through the planning process.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

16. The project forms part of the 'Parks, Open Spaces and Waterways' activity particularly that associated with 'Regional Parks' and Waterways and Land Drainage.

**Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

17. Yes, provision for regional parks activities.

**ALIGNMENT WITH STRATEGIES**

18. The project is aligned to the "Waterways and Wetlands Strategy", "Styx Vision 2000 – 2040", "Surface Water Strategy" (under development), "Open Space Strategy" (under development), and the "Biodiversity Strategy" (under development).

**Do the recommendations align with the Council's strategies?**

19. Yes.

**CONSULTATION FULFILMENT**

20. Consultation was undertaken for the "Styx Vision 2000 – 2040", the plan for "Styx Mill Conservation Reserve" and there have been several meetings in regard to resolving the issues associated with the location of the fence at Caleb Place and Hampton Grange. Further consultation will occur through the resource consent process, a statutory process.

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**STAFF RECOMMENDATION**

It is recommended that the Council:

- (a) Acknowledge that the published 'Vision for Styx Mill Conservation Reserve' is inconsistent with the City Plan rules and that the Council will take responsibility for this oversight and do what it can to find a practical way forward.
- (b) Acknowledge that the residents don't want the fence to be obtrusive and they would like to be able to access the reserve.
- (c) Note that staff will continue to construct the fence on the north side of the Styx River in compliance with the City Plan rule that it be constructed at the base of the terrace.
- (d) Note that staff will continue to progress the resource consent as outlined in this report
- (e) Note that a public meeting be held with local residents to outline the proposals that will form part of the resource consent application.
- (f) Note that a public meeting be held with local residents to discuss the removal of trees in the vicinity of Styx Mill Road and the Transfer Station.

**BOARD RECOMMENDATION**

The Board **decided** to accept the staff recommendation with the addition of:

- (g) Note that a public meeting be held with the local residents to fully discuss progress made thus far with the predator fence plans and to field their feedback on our proposals including consideration of a bridge. The Northwood Residents Incorporated AGM to be considered as the suggested time for this to happen.

**BACKGROUND**

**Styx Mill Conservation Reserve**

- 21. **Description:** The initial land set aside for Styx Mill Conservation Reserve was acquired by the former Waimairi County Council in the early 1970's. Today the reserve covers an area of almost 60 hectares with the addition of land around its perimeter through recent Council land purchases and development contributions.
- 22. The reserve itself is dominated by natural features. It contains a natural river basin characterised by a large low lying open area surrounded by a distinctive visual edge consisting of river terraces. The Styx River meanders through the reserve, entering the area on its western boundary, passing through this low lying area, and then exiting the reserve on its eastern boundary under Main North Road. The vegetation comprises of pasture/grass, areas of native plant habitat restoration and large exotic trees (i.e. willows, pine trees)
- 23. The reserve also contains car parking, walking tracks, picnic areas, toilet block, bus stop and Dog Park. Entrances from Styx Mill Road and Husseys Road, and more recently Northwood/Hampton Grange provide access to the reserve. A predator proof fence has been partially constructed along the northern boundary.
- 24. The large wetland associated with the low lying area has been identified by Trevor Partridge (Christchurch City Council botanist) as a 'fen'. This type of wetland is characterised by peaty soils, low nutrient levels, and distinctive smaller plants. The fen at Styx Mill Conservation Reserve contains plant species that are very rare or seen nowhere else in Christchurch.

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25. The reserve is being developed as a core breeding and wintering site for both wetland birds and bush birds. It is also being developed as habitat suitable for the reintroduction of locally rare New Zealand birds with the Christchurch City Council and the Styx Living Laboratory Trust working closely with Willowbank Wildlife Reserve.
26. The reserve is valued by the community for its sense of nature within an urban setting. Walkways, picnic areas and the dog park are frequented by both local people and the wider Christchurch community.

**WIDER CONTEXT**

27. The Styx River is one of Christchurch's major lowland spring fed river ecosystems originating in the Harewood area and then flowing north east through mainly farmland before entering the sea via Brooklands Lagoon and the Waimakariri River. Fish that occur within the waterway are, in order of abundance, short fin eel, long fin eel, brown trout, common bully, and black flounder.
28. The Council has been actively promoting the concept of green corridors in this part of the city with the acquisition of land alongside waterway margins upstream and downstream of Styx Mill Conservation Reserve. This land will provide for wildlife corridors, habitat, nature trails, walkways, cycle ways, floodplain protection, along with being an important asset that enables the incorporation of natural features and processes within urban landscapes.
29. Until recently, land use in this locality consisted of mainly horticulture and rural activities. Today there is increasing pressure for this land to become residential as Christchurch expands northwards. This is reflected in the recent residential developments along the northern boundary of Styx Mill Conservation Reserve and others currently being planned for in the locality.

**INTERFACE BETWEEN STYX MILL CONSERVATION RESERVE AND SURROUNDING DEVELOPMENTS**

30. The reserve is surrounded by a range of land uses, including residential development, lifestyle blocks, roads, and the transfer station. It is anticipated that all the lifestyle blocks that border the reserve will in the long term, also become residential.
31. In 2003, land along Styx Mill Conservation Reserve's northern boundary was rezoned residential. The conditions imposed on the developer for mitigating the effects of the development on the reserve, meant that the long term plan for the reserve had to be reassessed. The developer was required to construct a predator proof fence at the base of the terrace, plant the slope of the terrace and a 5 metre wide buffer strip along the top edge of the terrace within the Living 1 zone prior to any residential development.
32. Although the City Plan required a predator proof fence to be constructed at the base of the terrace, in places it proved to be very difficult to implement. One stretch of the Styx River was located at the base of the terrace and in other areas the land was very wet. It was also inconsistent with the existing management plan for the reserve.
33. A revised plan was consulted on and adopted by the Council. This plan indicated the predator proof fence crossing the Styx River near Hampton Grange. At that stage it did not seem possible to obtain access along the northern bank of the Styx River through the properties at 140 and 150 Hussey Road. Although the plan was adopted by the Council, the rules in the City Plan were not amended.

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Styx River and steep bank adjacent to Hampton Grange residential development.

**STATUTORY CONTEXT**

34. The Resource Management Act 1991, and to a lesser extent the Local Government Act 2002 provide the primary legislation for the management of land use in this area. Section 6 of the Resource Management Act 1991 states under matters of national importance the following –
  - (a) In achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:
  - (b) The preservation of the natural character of... wetlands and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.
  - (c) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.
  - (d) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.
  - (e) The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers.
35. The City Plan recognises the Styx River as an outstanding feature and landscape in terms of Section 6 (a) and 6 (b) of the Resource Management Act 1991.
36. The Canterbury Regional Policy Statement (1998), the Waimakariri River Regional Plan (2004) (WRP), and the Proposed Natural Resources Regional Plan (2004) (NRRP) provide the broad planning framework for managing the region's natural and physical resources. The attributes associated with the terms 'natural character', 'natural features' and 'natural landscapes' are described in detail in the NRRP and are very relevant to this site.
37. The City Plan outlines the objectives, policies and rules required for the sustainable management of the effects of land use as they relate to the City.
38. The City Plan rules recognise the importance of Styx Mill Conservation Reserve in its requirements for managing the northern interface of the Reserve with adjacent residential development. It states the following -

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39. In that part of the living 1 Zone at Styx Mill (as shown on Appendix 3f) residential units shall be set back at least 40 m from Johns Road or Main North Road, and at least 25 m from the terrace edge along the boundary with the Styx Mill Reserve. In addition, a 5 metre strip of flax and other suitable dense vegetation shall be established within the Living zone along its boundary with Styx Mill Reserve, and also along the terrace face with a predator proof fence at the base of the terrace, at the expense of the developer. The planting and fencing shall be completed before any residential units are built.
40. The Council has developed a Long Term Council Community Plan in accordance with the Local Government Act 2002. It outlines the city's long term vision, strategies, activities, services and capital works programme that it seeks to achieve in terms of the Local Government Act 2002. The development of Asset Management Plans for the city's public infrastructure is a requirement of this act.
41. The Waterways and Wetlands Asset Management Strategy and associated plans were adopted by the Council in October 2000. The strategy advocates for a multi-valued approach based on the following values – drainage, recreation, ecology, landscape, heritage, culture.
42. The 'Styx Vision 2000 – 2040' evolved from the Waterway and Wetlands Strategy and was adopted by the Council in July 2001. It contains five inter-related visions as follow -
  - Vision 1** *To achieve a "Viable Springfed River Ecosystem" to complement the other representative protected ecosystems of Christchurch such as the Port Hills, Travis Wetlands and the Coastline.*
  - Vision 2** *The Styx Vision 2000 – 2040' also seeks to create a 'Source to Sea Experience' through the development of an urban national reserve.*
  - Vision 3** *To develop a "Living Laboratory" that focuses on both learning and research as practised by Dr Leonard Cockayne.*
  - Vision 4** *To establish "the Styx as a place to be" through maintaining and enhancing the special character and identity of the area.*
  - Vision 5** *To foster partnerships through raising the quality of relationships as we move forward together.*
43. Styx Mill Conservation Reserve is classified as a Regional Park in the Long Term Council Community Plan. It fulfils the following purpose -
44. Our Regional Parks exist to fill the gap between the smaller urban parks and large national parks. Local parks meet a wide range of recreational and community needs for sports fields, playgrounds, community centres and local reserves. National parks and reserves are managed with a conservation emphasis on habitat and cultural protection first and public enjoyment second. The national conservation estate contains outstanding landscapes and outdoor recreation experiences similar to those provided at the regional level, but generally more than a day trip away from the urban areas.
45. In contrast 'Regional Park's are focused on engaging people with natural ecosystems, by encouraging people to enjoy outdoor recreation in natural settings and on learning about the environment.
46. Regional Parks provide for primarily urban based people 'accessible countryside' to escape to. They are deliberately given lower levels of development commensurate with ensuring the natural experience is retained. Those experiences may range from a popular beach or picnic area in a rural setting, to a remote experience within a forested range. Generally visitors make their own recreation within these settings, and services are low key and focus on access, public safety, interpretation, environmental protection and facilitating people's enjoyment in natural settings.

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47. The long term plan for Styx Mill Conservation Reserve was reviewed and amended in 2003 as a result of land along its northern boundary being rezoned residential. The amended plan recognised the ecological significance of Styx Mill Conservation Reserve with the development of an enclosed wildlife sanctuary. The plan was adopted by Council on 30 April 2003.

**IMPLEMENTATION OF LANDSCAPE PLAN**

**Predator Proof Fence**

48. In the 05/06 financial year the Council constructed more than 800 m of fence along the eastern portion of the Northwood interface. The contractor, Xcluder Pest Proof Fencing Company Ltd, was originally contracted to construct over 1.2 km of fence, however, work on the western end (Hampton Grange) was suspended until issues relating to the fence route were resolved with local residents. A small section of fence was also subsequently removed in the vicinity of Caleb Place for similar reasons.
49. Following a number of public meetings at which affected residents concerns were heard, the Council responded with a range of ideas and options with a view to constructing the fence in locations which posed the least impact on residents whilst ensuring a good level of protection to the Wildlife Sanctuary. As a result, the residents of Caleb Place accepted the Council proposal to reconstruct the fence at the base of the terrace by realigning a small artificial waterway. Unfortunately the fence was not able to be constructed at the base of the slope at Hampton Grange due to the alignment of the Styx River, and residents did not accept the Council proposal to build the fence part-way up the slope at that location.

**Planting & Other Developments**

50. Significant areas of planting have recently been carried out within the reserve over recent financial years. These plantings have included those funded out of Transport & Greenspace Unit Regional Parks operational budgets, and also via community planting days sponsored by Trees for Canterbury. Recent plantings have taken place at the Styx Mill Road car-park area, behind the metro station, in and around the Hussey Road entrance area, and within the central areas of the reserve.
51. This financial year, the Transport & Greenspace Unit will be undertaking a further two significant planting projects. One project will see 8,000 square metres of planting established to provide a riparian shrub-land and forest buffer around the western margins of the artificial lakes. This will involve the planting of 7,940 trees, shrubs, reeds, and grasses and will be carried out by Regional Parks staff and community volunteers.
52. A second planting project will see 2.3 hectares of lowland Podocarp forest established within the reserve. This will involve the planting 9,710 trees and shrubs, including 2,000 kahikatea, 500 totara and 200 matai trees. This work is currently in the process of being tendered, with a completion date of 30 June 2008 and a 24 month establishment period.
53. While capital funding has been prioritised towards habitat establishment, other recent projects within the reserve have included extensive path construction at Styx Mill Road, including a small section of boardwalk.

**ISSUES**

54. A number of issues have arisen in the planning and development associated with the reserve. These are discussed below.

**Protection of Natural Values**

55. As indicated in the previous section, the Resource Management Act 1991, and to a lesser extent the Local Government Act 2002 provides the primary legislation for the management of land use in this area.



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56. The City Plan recognises the Styx River and associated landforms as having significance in terms of 6(a) and 6(b) of the Resource Management Act. This section of the act emphasises the preservation of natural values, in particular the natural character of wetlands, lakes, rivers and their margins, the preservation of outstanding features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats, and the maintenance and enhancement of public access to and along rivers.
57. The management of the interface between Styx Mill Conservation Reserve and adjacent developments will be critical to protecting the natural values associated with the Styx River and associated landforms in this location. The values that the Council is seeking to protect in accordance with Section 6 of the RMA and Council policies are briefly described below.
58. Natural character has been described as 'not a single factor expression of a landscape or place, but rather it represents the complex integration and interaction of several components, including geographical structure, topography, soils, weather, microclimates, hydrology and vegetation, as well as the aesthetic, cultural and historical aspects of the land and its use'. The components for determining the degree of naturalness under the Resource Management Act is described in the NRRP. A court decision states that the criteria of naturalness under the Resource Management Act 1991 includes –
- Physical landform and relief.
  - Landscape being uncluttered by structures and / or 'obvious human influence'.
  - The presence of water (lakes, rivers...).
  - The vegetation (especially native vegetation);
  - And other ecological patterns.
59. The absence or compromised presence of one or more of these criteria does not mean that the landscape is non natural just that it is less natural.
60. Styx Mill Conservation Reserve has high natural character due to the Styx River, associated vegetation and landforms that dominate the visual characteristics of this area. Modification to the river terrace and the visual intrusion of buildings will reduce the natural character of this area, particularly when seen from within the Reserve.
61. This stretch of the Styx River and associated landforms also forms part of a much larger natural feature known as Styx Mill Basin. This feature is characterised by a large low lying open area surrounded by distinctive visual edge consisting of the river terraces. This feature is unique in Christchurch.
62. Careful management of the reserve's boundary, particularly the river terrace and along the top of the terrace edge is required to ensure that the natural values of the reserve are protected in the long term.

**Maintaining the long term integrity of the Wildlife Sanctuary**

63. Any pedestrian-entry facilities potentially provide an increased threat to the integrity and security of the protected area within the pest proof fence. Although double gates provide a good degree of security in terms of accidental pest incursions into the reserve, there is the very real threat of abuse of the entry facility where members of the public may enter the reserve with dogs. Dogs are a serious threat to wildlife, particularly ground nesting species and those with limited flight ability. This was exemplified in Waitangi State Forest in 1987 when a single dog entered the forest and killed an estimated 500 kiwi within a period of less than two months. Therefore it must be recognised that having an entry point that leads through the reserve to an existing dog park may have serious consequences should the pedestrian entry facility be abused.

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**Predator Proof Fence**

64. The construction of the predator proof fence was staged for several reasons. Firstly, that stretch adjacent to Northwood was a condition of that development and needed to be completed as soon as possible. Funds also needed to be raised for a part of it and the rest was dependent on the Council budgets.

**Interface with Northwood – Hampton Grange**

65. The developer (R D Hughes) and the Council worked closely together in order to resolve the many issues along this interface. This was achieved by employing a consultant landscape architect who worked for both the developer and the Council in the design of the boundary along that stretch that interfaced with the new development.
66. For a range of reasons there were several delays in building this stretch of the predator proof fence including the following –
- The plans for Styx Mill Conservation Reserve needed to be reviewed in terms of the new City Plan ruling. The Council had not anticipated this ruling prior to the hearing as they had argued for a wide buffer (100 metres) between the reserve and proposed residential development.
  - It took time to research the type of fence that was needed.
  - Much of the area was difficult to access as it was overgrown and filled with rubbish.
  - Plans for the subdivision layout and storm water mitigation kept changing.
67. Due to the delays in resolving the many issues, the Council agreed to also oversee the construction of this stretch of the fence. The developer was still required to undertake the earthworks associated with developing a platform on which to construct it and to pay for the actual fence itself.
68. With the delay in constructing the predator proof fence, new information became available, and other issues were raised including the following –
- Concerns about the impact from the number of river crossings on drainage and fish passage. The number of river crossings could be reduced to two by keeping the fence on the northern bank of the Styx River in the vicinity of the northern boundary of the reserve. It would also reduce development and ongoing maintenance costs.
  - The impact that the fence would have on the Styx River if constructed at the base of the terrace in the vicinity of Hampton Grange.
  - The wet areas towards the east end of the reserve were very peaty and wet making it difficult to construct a predator proof fence.
  - The possibility that the properties at 140 and 150 Hussey Road would become residential sooner rather than later.
69. The delay also meant that the individual sections were being sold and the new owners did not appreciate the decisions of the hearing panel and the requirements in the City Plan. As a consequence there has been considerable debate and the location of the fence has become contentious.

**Interface with Styx Mill Road and the Transfer Station**

70. In order to construct the fence in the vicinity of Styx Mill Road and the transfer station, a number of mature and semi-mature poplar trees will need to be removed. Growing beneath these trees is a dense under-storey of native trees and shrubs that are currently being suppressed through both lacks of light infiltration and from root competition. Removal of the over-storey will therefore have the advantage of providing better growth conditions for the native trees and shrubs which are more appropriate species given the conservation zoning status of the reserve.

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**Waterway Crossings**

71. Since developing the landscape plan for the Wildlife Sanctuary, fish passage and drainage have become important issues where the predator proof fence crosses the Styx River. During this time, Xcluder Pest Proof Fencing Company Ltd has undertaken extensive research into the development of these types of crossing resulting in considerable improvements. Leaving the waterway crossings to last will mean that the Council can maximise on the benefits of the current research. In the meantime predators will be controlled utilising conventional methods (i.e. trapping).

**Resource Consent Requirements for Predator Proof Fence**

72. As the area contains important natural values, consideration needs to be given to resource consent requirements for the construction of the predator proof fence and a possible bridge over the Styx River, as outlined in the following documents –
- Transitional Regional Plan (Environment Canterbury)
  - Proposed Natural Resources Regional Plan (Environmental Canterbury)
  - Waimakariri River Regional Plan (Environment Canterbury)
  - City Plan (Christchurch City Council)
73. A resource consent (land use) will be required from Environment Canterbury. The rules within the various plans which will be covered under this consent are -
- Earthworks within 24 feet of a river bed (Transitional Regional Plan). Although the Council has a global consent for maintenance works in terms of this requirement, it does not cover within its scope the construction of this type of fence.
  - Vegetation clearance within a riparian zone (Rules WQL32 Natural Resources Regional Plan).
  - Disturbance of deposition of soil within a riparian zone (Rule WQL33 Chapter 4, Water Quality, Proposed Natural Resources Regional Plan).
  - Disturbance to the bed of the river (rule 7.4 Activities in the bed of a river, Waimakairiri River Regional Plan).
74. A resource consent will be required from Environment Canterbury for diverting of the constructed waterway towards the eastern end of the reserve. (Rule 5.2 Diversions, use and damming, Waimakairiri River Regional Plan).
75. If a bridge is constructed over the Styx River, it will either be covered under the global consent held by the Council in regard to minor works relating to a waterway, or it will require separate land use consent from Environment Canterbury.
76. Resource consents will be notified due to high public interest.
77. The City Plan also contains similar rules that seek to protect the natural values associated with waterways and wetlands (for example filling and excavation alongside waterways). In order to avoid duplication with Environment Canterbury requirements there are exemptions, if the activities will be covered under a regional consent. As the land use, diversion and discharge consents from Environment Canterbury will cover these activities resource consent from the Council will not be required for the construction of the fence.
78. The predator proof fence is not considered a building in terms of the definition of buildings in the City Plan and therefore does not specifically require resource consent to construct within the reserve. The City Plan states the following -

**Building does not include:**

- Fences or walls of up to 2.0 m in height, not used for advertising or for any purpose other than as a fence or wall.

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**You will need a Building Consent where**

- (a) A lightweight fence (wooden paling, metal, trellis etc) is higher than 2.3 metres in height, or
- (b) A heavy fence (bricks, blocks etc) higher than 2.0 metres in height.

**CITY PLAN CHANGES**

**Private Plan Change 140 – 150 Hussey Road**

- 79. Early in 2007, the Council received its first private plan change from Carlin Enterprises which related to the properties at 140 and 150 Hussey Road. The purpose of this private plan change was to permit the future residential development of these properties by changing its zoning from Rural 3 to Living 1. It also proposed that the Living 1 zoning be subject to almost identical rules to those applying to the adjoining Northwood residential area to the east, particularly in respect of the interface with the Styx River and Styx Mill Conservation Reserve to the south.
- 80. The private plan change was notified on 3 March 2007 with submissions and further submissions closing 30 March 2007 and 14 May 2007 respectively. Six submissions and four further submissions were initially received.
- 81. Subsequent to the submission process, two submissions were withdrawn as a consequence of the property at 140 Hussey Road being sold to Carlin Enterprises. These two submissions relate to a reduction in the building setback and that the contribution for the predator proof fence is paid one month prior to the Council constructing the fence. The other submissions related to other aspects of the development and related to the trees separating Hampton Grange from the proposed development, the rural area on the north side of Hussey Road also being considered in the rezoning proposal, and that there be a continuation of larger sized sections, similar to that at Hampton Grange
- 82. In the preparation for the hearing, staff from the Greenspace Team undertook considerable detailed investigation to ensure that there was clarity about the implications of these rules as they related to the interface with Styx Mill Conservation Reserve. Appendix 5 provides details of the predator fence design.
- 83. The hearing was heard on the 14 December 2007 and the Council is still waiting on the decision.

**Other City Plan Changes**

- 84. A number of other life style blocks also border the reserve. Other than the property at 74 Hussey Road, all other lifestyle blocks bordering the reserve have been identified as suitable for residential development in the Canterbury Regional Policy Statement, Proposed Change No 1 Chapter 12A, Development of Greater Christchurch'. Although these developments will occur over a number of years, consideration needs to be given to the impacts that these developments may also have on the reserve and the eventual location of the fence. Delaying the resource consent application for this stretch of the enclosure may enable the Council to address these future developments at time of land use change.

**LOCATION AND CONSTRUCTION OF PREDATOR PROOF FENCE**

- 85. The background and issues surrounding the location and construction of the predator proof fence have been highlighted in the previous paragraphs. The Council staff have investigated a range of options that address these concerns and these are discussed below.

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## 1. Cont'd

**Location of Predator Proof Fence in the vicinity of Hampton Grange**

86. A range of options that were consistent with the intention of the City Plan ruling were investigated for the location of the fence in the vicinity of Hampton Grange. These options are as follows –

OPTION	DESCRIPTION	COST OF EARTHWORKS	COST OF FENCE	TOTAL COST
Option 1	toe of the slope as near as possible to the Styx River	\$37,500	\$36,000	\$73,500
Option 2	at a uniform 2.5 metres from the Styx River bank	\$28,800	\$36,000	\$64,800
Option 3	on the 19.5 metre contour line	\$24,600	\$36,000	\$60,600

87. With all options, the top of the fence is below the top of the terrace. The cost for each option is influenced by the amount of earthworks required. These options are described in detail in **Appendix 1(a) and 1(b)**.
88. It is very unlikely that Environment Canterbury will support Options 1 and 2 during the consent stage, due to the increased risk of sediment entering the river, and inadequate riparian buffer. Flood events and erosion could also impact on the fence in these locations. For these reasons, the Council has decided on Option 3 in its resource consent application to Environment Canterbury.

**Location of Predator Proof Fence in the vicinity of Caleb Place**

89. The location of the predator proof fence at the top of the terrace in the vicinity of Caleb Place also caused concerns for residents overlooking this area of the reserve. A plan has been agreed to with local residents that involve clearance of vegetation along terrace face, formation of bench, realignment of constructed waterway, fence construction and restoration planting. Please refer to the plan in **Appendix 2**.

**Access into Styx Mill Conservation Reserve and the Wildlife Sanctuary**

90. Access into Styx Mill Conservation Reserve can be obtained from Styx Mill Road, Hussey Road, and along the boundary with Northwood and Hampton Grange residential developments. Access into the Wildlife Sanctuary will require a double gate structure in order to prevent predators obtaining access into the reserve. Access points have been planned for near Styx Mill Road and at the end of the current vehicle access into the reserve from Hussey Road. Northwood residents have also requested an entrance into the Wildlife Sanctuary in the vicinity of Hampton Grange. Please refer to the plan in **Appendix 3**.
91. Where public access to the reserve has been requested in the vicinity of Hampton Grange, due to the location of the Styx River a pedestrian bridge will need to be constructed that crosses the River. It is anticipated that the double-gated entry facility proposed for this location will need to form part of the bridge structure due to limited space available on the north side of the river to construct two separate structures.
92. Further investigation work is required in terms of the feasibility and cost of design and construction of such a structure. Funding will also need to be applied for through the Long Term Council Community Plan process. Although foot/pedestrian bridges generally comply with the Environment Canterbury global resource consent, the inclusion of an enclosed pedestrian entry feature may spark a requirement for separate resource consent to be applied for.

1. Cont'd

**STAGING OF FENCE CONSTRUCTION**

93. The construction of the predator proof fence has been broken up into sections as follows –

- (a) 140 – 150 Hussey Road to be installed by developer (200 m)
- (b) Caleb Place (130 m)
- (c) Styx River at Styx Mill Rd to SW end of artificial lake (1040 m)
- (d) SW end of artificial lake to Styx River near dog park (450 m)
- (e) Styx River near Dog Park to 140 Hussy Road (450 m)
- (f) Hampton Grange (300 m)

94. In some areas, the timing of the construction of the fence will be influenced by the length of time it takes to obtain resource consent from Environment Canterbury and the timeframes of the developer where it is a requirement of their land use consent. Work will occur on the other areas as outlined above. Please refer Appendix 4 for a Plan identifying the different sections.

**BUDGETS**

95. The Transport and Greenspace Unit currently has \$100,000 allocated to Natural Areas Protective Fencing that is intended to be used for the construction of the fence. This is comprised of \$50,000 in 08/09 and \$50,000 in the 09/10 financial years. Some of the money in this year's budget was also planned to be used on the construction of the fence but due to delays, is being used on habitat development. Additional funding required for the completion of the fence will be applied for through the Long Term Council Community Plan process and/or achieved through conditions of subdivision as has occurred during negotiations on the 140 -150 Hussey Road Private Plan Change and Northwood and Hampton Grange residential developments. There is also sponsorship of \$130,000 from the Gamma Foundation. It is anticipated that this money will be spent when the next stage of the fence is constructed.

**DISCUSSION**

96. The Styx River, Styx River basin and associated landforms, plants and wildlife are important natural features within the northern part of the city. With the rapid increase in urbanisation as Christchurch expands northwards, there has been and continues to be increasing pressure on these natural features. The Resource Management Act 1991 and associated statutory documents (i.e. Proposed Natural Resources Regional Plan, City Plan) seek to protect these features through policies and rules. The Council has also been proactive in protecting these natural features through the development of the long term plan "Styx Vision 2000 – 2040", land purchase of riparian buffers and habitat restoration.

97. The importance of Styx Mill Conservation Reserve in terms of natural values was recognised in the hearing decision associated with the Northwood development along the northern edge of the reserve. Conditions of the land use consent included the development of a predator proof fence at the base of the river terrace, planting of the terrace slope and a five metre planted buffer strip along the top of the terrace edge. The Council, recognising the impact that urban development will have on the reserve and the City Plan requirements for managing the interface between the reserve and adjacent developments, reassessed the existing overall plan for the reserve. An updated plan which gave greater protection to natural values was developed, consulted on and approved by the Council. This plan contained a 'Wildlife Sanctuary,' and areas where people can enjoy and experience nature.

98. Although the Northwood stretch of the fence was supposed to be constructed prior to residential development, for a range of reasons it was delayed. It also proved difficult to construct at the base of the terrace due to the proximity of the Styx River and the wet nature of the soils within the basin, particularly towards the eastern end of the reserve. The practical option was to take a short stretch of the fence along the top of the bank where it proved difficult to construct at the base of the terrace. Owners of properties overlooking the fence at the top of the terrace raised concerns about the interruption to their views even though there was a 5 metre wide strip of planting between them and the fence. They wished to have the fence located at the base of the terrace and at the Hampton Grange end, on the opposite side of the Styx River. As the issue

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became contentious, a meeting involving members of the executive team and local councillors was held. At this meeting it was agreed that as Council could not deviate from its own rules in the City Plan, the fence would therefore be located on the north bank at the base of the terrace. Investigations have highlighted alternative solutions that address community concerns, although will cost more for the Council to implement.

99. Although the fence is not considered a building in terms of the City Plan, resource consents enabling the construction of the fence will be required from Environment Canterbury where it may impact on waterway and wetland values and associated plantings. This applies to that stretch of the fence in the vicinity of Hampton Grange, Caleb Place, adjacent to the transfer station, and at the western end of the artificial lakes where minor reclamation is required. Wherever waterways are crossed, resource consent will also be required however these consents will be applied for some years in the future as waterway crossing technology improves and species reintroductions commence. It is also anticipated that resource consent will be required to cover the construction of a pedestrian entry and bridge structure across the Styx River near Hampton Grange. Please refer to the plan in Appendix 4 highlighting where resource consent is needed.
100. Although there is some funding in the Long Term Council Community Plan, further funding will need to be applied for in the following years as part of the Long Term Council Community Plan review.
101. The next steps will involve the following –
- Meeting with adjacent residents regarding the resource consent application.
  - Resource consent application submitted to Environment Canterbury.
  - Meeting with local residents regarding the removal of trees.
  - Construction of predator proof fence in accordance with available budgets and staging as outlined earlier in the report.
  - Continuation of habitat restoration.

**CONCLUSION**

102. Styx Mill Conservation Reserve will eventually be engulfed by residential land uses as the city expands northwards. Urban development will impact on the reserve's natural values if the boundary of the reserve is not carefully managed. A predator proof fence was identified at a hearing as one method to mitigate the affect of residential development on the reserve. By enclosing a large part of the reserve with a predator proof fence, the resultant Wildlife Sanctuary has the potential to maximise the reserve's wildlife values in the long term. These values will be further added to if the Council is able to obtain reintroductions of rare native species into this area through approval from the Department of Conservation and co-operation with Willowbank Wildlife Reserve. A range of options have been further investigated where the fence has become contentious with adjacent residents and at the same time being consistent with the intention of the City Plan rules. The addressing of these concerns will enable the project to move on, a resource consent to be applied for and the predator proof fence associated with the Wildlife Sanctuary to be completed. The completion of the Wildlife Sanctuary will be a wonderful asset for this part of the city both now and in the future.
- (e) That a public meeting be held with local residents to outline the proposals that will form part of the resource consent application.
- (f) That a public meeting be held with local residents to discuss the removal of trees in the vicinity of Styx Mill Road and the transfer station.

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ASSESSMENT OF OPTIONS

The Preferred Option

103. To progress the development of the predator proof fence in accordance with the City Plan rules.

	<b>Benefits (current and future)</b>	<b>Costs (current and future)</b>
<b>Social</b>	The reserve is used extensively for walking.	
<b>Cultural</b>	It will protect an important landmark within the northern part of the city.	
<b>Environmental</b>	Biodiversity is restored, protected and enhanced. Meet statutory requirements of the City Plan.	The environment will become further degraded as the effects of urbanisation impact on wildlife values. Don't meet statutory requirements of the City Plan.
<b>Economic</b>	Has the potential to add to tourism through partnering with Willowbank Wildlife Reserve and wildlife reintroductions into the Wildlife Sanctuary.	Lost tourism opportunity.
<p><b>Extent to which community outcomes are achieved:</b></p> <p>The project will add to the following community outcomes –</p> <ul style="list-style-type: none"> <li>• A city of people who value and protect the natural environment</li> <li>• A city of lifelong learning</li> <li>• An attractive and well designed city</li> </ul> <p><b>Impact on the Council's capacity and responsibilities:</b></p> <p>The project is already in the long Term Council Community Plan and being staged. Habitat restoration, development of pathways and the bus stop has already occurred. The predator proof fence is also partially constructed.</p> <p><b>Effects on Maori:</b></p> <p>Recognition of Maori values in the sustainable management of the City's waterways and wetlands.</p> <p><b>Consistency with existing Council policies:</b></p> <p>It is consistent with the City Plan, Waterways and Wetlands Asset Management Strategy and the "Styx Vision 2000 – 2040"</p> <p><b>Views and preferences of persons affected or likely to have an interest:</b></p> <p>Local residents have been consulted. Further consultation will occur through the resource consent process.</p> <p><b>Other relevant matters:</b></p>		



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1. Cont'd

**Maintain the Status Quo (if not preferred option)**

104. Do not progress the project

	<b>Benefits (current and future)</b>	<b>Costs (current and future)</b>
<b>Social</b>		
<b>Cultural</b>		
<b>Environmental</b>		The environment will become further degraded as the effects of urbanisation impact on wildlife values. Don't meet statutory requirements in terms of a predator proof fence located between Northwood/Hampton Grange and the reserve
<b>Economic</b>	Saving in costs	Lost tourism opportunity.
<b>Extent to which community outcomes are achieved:</b> Community outcomes are not achieved.		
<b>Impact on the Council's capacity and responsibilities:</b> A saving in budgets		
<b>Effects on Maori:</b>		
<b>Consistency with existing Council policies:</b> Not consistent with the City Plan		
<b>Views and preferences of persons affected or likely to have an interest:</b> Do not meet community expectations		
<b>Other relevant matters:</b>		

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2. 48 AND 86 NORTHCOTE ROAD - DISPOSAL OF SURPLUS PROPERTY



<b>General Manager responsible:</b>	General Manager City Environment, DDI 941-8608
<b>Officer responsible:</b>	Acting Transport and Greenspace Manager
<b>Author:</b>	Stuart McLeod, Property Consultant

**PURPOSE OF REPORT**

1. The purpose of this report is to seek Council approval to dispose of the properties situated at:
  - (a) 48 Northcote Road, and ;
  - (b) 86 Northcote Road

**EXECUTIVE SUMMARY**

2. These properties were purchased for road widening in February 2000 and September 1971 respectively. The road legalisation process for (a) is due to be completed shortly, the process for (b) having been completed 1993.
3. Until recently these properties were tenanted via the Council's City Housing Team, Community Services Unit and now sit vacant.
4. The Transport and Greenspace Unit advise that they no longer wish to retain these assets subject to part being retained as road and have instructed the Property Consultancy Team to dispose of the properties.
5. No alternative Council use for the properties has been ascertained following circulation to all Council Business Units of Property Interest Surveys relevant to each property.

**FINANCIAL IMPLICATIONS**

6. Independent valuation advice will be sort prior to marketing to determine a minimum tender value for the properties. Tendering properties for sale complies with the Councils Sale of Property Policy.
7. Both properties need in the region of \$8,000 - \$10,000 spent on them to bring them up to a standard suitable for tenanting, with an additional \$8,000 budgeted every 10 years for maintenance. In addition, while these properties sit vacant an estimated \$1,200 per annum will be spent on upkeep for each property.

**Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?**

8. Yes. There is financial provision within the Property Consultancy (Sale of Surplus Property) budget to dispose of this property.

**LEGAL CONSIDERATIONS**

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

9. Yes. The Board does not have the delegated authority to authorise the sale of these properties but does have the power to make recommendations to the Council.
10. Any disposal of 86 Northcote Road will be subject the Council's statutory obligations under Section 40 of the Public Works Act 1981 whereby the Council is obligated to offer land no longer required for a Public Work to the person it was acquired from or the successor of that person.
11. Any disposal of 48 Northcote Road is not subject to the Council's statutory obligations under Section 40 of the Public Works Act 1981, the former owner having signed a "Deed of Waiver"

2. Cont'd

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

**Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

12. Yes. The sale of surplus properties forms part of the Property Consultancy Activity Management Plans, it is also considered that this transaction falls outside of the LTCCP Policy on Determining Significance at page 298 - 303

**ALIGNMENT WITH STRATEGIES**

**Do the recommendations align with the Council's strategies?**

13. Yes. Retention of the balance of these properties no longer meets with Council roading strategies.

**CONSULTATION FULFILMENT**

14. Not applicable.

**STAFF RECOMMENDATION**

It is recommended that the Council:

- (a) Declare the balance of the properties situated at 48 and 86 Northcote Road described as part Lot 4 DP 13883 and part Lot 240 DP 17687 respectively to be surplus and;
- (b) Authorise staff to commence offer back obligations under Section 40 of the Public Works Act 1981 relative 86 Northcote Road described above as part Lot 240 DP 17687 formally owned by Robert Thomas Hunter and;
- (c) Approve that the properties be offered for sale by way of public tender with a minimum tender amount to be set by an independent valuer and;
- (d) Approve that the Corporate Support Unit Manager is given delegated authority to conclude the sale of both properties, as supported by valuation advice and consideration of other factors including marketing and market dynamics, including if the minimum price is not achievable by tender then the property may be sold by private treaty.

**BOARD RECOMMENDATION**

The Board did not agree with the staff recommendation but instead it **decided** to recommend to the Council that it refer the report to the Council's Housing Working Party to determine if the surplus property was of interest to them and that the possibility of the property being used for a community facility be investigated.

**PART B - REPORTS FOR INFORMATION**

**3. DEPUTATIONS BY APPOINTMENT**



Nil.

**4. PRESENTATION OF PETITIONS**

Nil.

**5. NOTICES OF MOTION**

Nil.

**6. CORRESPONDENCE**

The following correspondence was tabled:

- St Albans Pavilion and Pool - Thanking the Board for allowing their recent deputation.
- Northwood Residents Incorporated - Information that this group is now separate from the Belfast Area Residents Association.
- Monique Davidson – Suggestion that there are traffic management problems at the intersection at Springfield Road/Abberley Crescent/Edgeware Road.

The Board **decided** that staff be requested to report on traffic management options for the Springfield Road/Abberley Crescent/Edgeware Road intersection, including the possibility of traffic lights, pedestrian crossings and if no-parking areas were required.

**7. BRIEFINGS**

Nil.

**8. COMMUNITY SERVICES AND EVENTS COMMITTEE MEETING – REPORT OF 12 FEBRUARY 2008**

The Board **received** for information the confirmed meeting report of the Community Services and Events Committee for 12 February 2008 and noted the following decisions had been made under delegated authority:

8.1 Pauline Cotter was elected Chairperson of the Community Services and Events Committee for the 2007/10 term.

**8.2 Crossroads Youth With A Future**

The Committee resolved to allocate \$3,900 to Crossroads Youth With A Future Trust from the SCAP Fund.

**8.3 Belfast District Museum Trust - Request For Annual Administration/Operational Grant**

The Committee **resolved**:

- (a) To grant the Belfast District Museum Trust a one-off 'seeding' grant of \$2,500 to assist in administration/operational costs for 2007/08, only.
- (b) That staff inform the Belfast District Museum Trust of the new funding schemes and timetables so they can apply for any on-going funding.

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- (c) That staff report back on clarification of security and insurance status.
- (d) That a staff report comes to the Committee requesting funding for the purchase of heritage items relating to Belfast.

**8.4 Shirley/Papanui Youth Development Fund 2007/08**

The Committee **resolved** to:

- (a) Allocate \$150 from the Youth Development Fund to Natasha Kara to represent Canterbury in the upcoming Kiwi Tag Nationals in Taupo 21 – 24 February 2008.
- (b) Allocate \$400 from the Youth Development Fund to be shared equally between the following members of the Spencer Park Surf Lifesaving Club: Meghan Baker, Jayden Andrews, Kelly Eade and Devon Edwards to enable them to represent the Club in the 2008 New Zealand Under 14 Ocean Athlete Championships in Mt Maunganui 29 February to 2 March.
- (c) Allocate \$200 from the Youth Development Fund to be shared equally between the following members of the Canterbury U21 Mixed Touch Team: Rebecca Adams, Scott Gibson, Stacey Rush, Daniel Trenberth and Sinsemilla Titaia to enable them to represent the Club in to represent Canterbury in the Under 21 Touch nationals being held in Wanganui 1 – 4 March 2008.

**9. GREENSPACE COMMITTEE MEETING – REPORT OF 18 FEBRUARY 2008**

The Board received for information the confirmed meeting report of the Greenspace Committee for 18 February 2008 and noted the following decisions had been made under delegated authority:

9.1 The Committee **resolved** that Matt Morris be the Chairperson of the Greenspace Committee

**9.2 Lake Roto Kohatu – Licence To Occupy to Canterbury Schools Sailing Trust**

The Committee **resolved** that:

- (a) To approve the granting of a Licence to Occupy to the Canterbury Schools Sailing Trust over the areas of reserve land forming Lake Roto Kohatu North East of Sawyers Arms Road from the 1 October 2007 through to the 31 March 2009 and that the rental be set in line with the Council's standard policy.
- (b) Environment Canterbury be requested to provide a water quality report on Lake Roto Kohatu.
- (c) The committee requests an update from Greenspace on the development plan of Lake Roto Kohatu including timelines, costing, site plan including toilets and traffic management.
- (d) An update on the Canterbury Jet Ski Clubrooms be obtained.

**9.3 Papanui Memorial Reserve – Lighting upgrade**

The Committee **resolved** that it:

- (a) Allocate \$4,923.79 from the 2007/08 Community Board Discretionary Fund and \$4,923.79 from SCAP to the Transport and Greenspace Unit for the installation of lighting at Papanui Memorial Reserve.
- (b) Approves the removal of the small Sorbus tree in the centre of the reserve.

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- (c) Supports the relocation of the roses adjacent to the substation to the plant beds near the toilet, subject to agreement with the RSA.

**10. TRAFFIC WORKS COMMITTEE MEETING – REPORT OF 18 FEBRUARY 2008**

The Board received for information the confirmed meeting report of the Traffic Works Committee for 18 February 2008 and noted the following decisions had been made under delegated authority:

- 10.1 The Committee **resolved** that Megan Evans be the Chairperson of the Traffic Works Committee.

**10.2 Styx Mill Bus Route Extension Through Northwood – Bus Stops**

The Committee **resolved** to approve bus stops on this route with the exception of the following two stops where staff were requested to investigate further:

- (a) *The option of a cut out be explored prior to a bus stop being resolved on the north side of Hussey Road commencing at a point 47 metres west from its intersection with the western boundary of Watermill Boulevard and extending in an easterly direction for a distance of 16 metres. (141 Hussey Road).*
- (d) *The option of a cut out in Saracen Avenue (near the Beechwood corner) be explored prior to a bus stop being resolved on the south side of Beechwood Drive commencing at a point 4 metres west from its intersection with the western boundary of Saracen Avenue and extending in a westerly direction for a distance of 16 metres (2 Saracen Avenue, abutting 57 Beechwood Avenue).*

The Committee **resolved** that the staff recommendation relating to the Stopping of vehicles on the north side of Hussey road from the boundary of Watermill Boulevard not be determined at this stage until the exploration requested in clauses (a) and (d) above had been carried out.

**10.3 Knowles Street (Bretts Road- Cranford Street) Street - Renewal Project.**

The Committee **resolved** to approve the Knowles Street (Bretts Road –Cranford Street) Street Renewal Project proceed to final design, tender and construction. The Committee also resolved to revoke a number of existing parking restrictions and approve a number of new parking restrictions as set out in clause 12 item 5 of the 19 March 2008 agenda

**10.4 Sails Street - Proposed “no stopping” restriction**

The Committee approved the installation of two sections of broken yellow “No Stopping” lines on the corner of Sails Street and Langdons Road.

**10.5 Proposed right of way naming.**

The committee **resolved** to invite the Subdivisions Officer to the next meeting of the Traffic Works Committee and that he bring other naming options in relation to the cul-de-sac and that it lay on the table until then. The committee resolved to approve the naming of Joiners Lane.

**10.6 Bealey Avenue/Colombo Street - Proposed 120 And 30 Minute Parking Restrictions**

The Committee **resolved** to approve:

- (a) That the parking of vehicles on the east side of Colombo Street presently restricted to 120 minutes commencing at a point 110 meters north of its intersection with Bealey Avenue and extending in a northerly direction for a distance of 11 meters be revoked.

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- (b) That the parking of vehicles on the north side of Bealey Avenue presently restricted to 30 minutes commencing at a point 19 meters east of its intersection with Colombo Street and extending in an easterly direction for a distance of 21 meters be revoked.
- (c) That the parking of vehicles be restricted to a maximum period of 120 minutes on the East side of Colombo Street commencing at a point 47 metres north of its intersection with Bealey Avenue and extending in a northerly direction for a distance of 74 metres.
- (d) That the parking of vehicles be restricted to a maximum period of 30 minutes on the north side of Bealey Avenue commencing at a point 19 metres east of its intersection with Colombo Street and extending in an easterly direction for a distance of 46 metres.

**11. 2007/08 PROJECT AND DISCRETIONARY FUNDING – SIX MONTH ACCOUNTABILITY REPORT**

The Board considered the six month update on the balance of its 2007/08 project and discretionary funding allocations and progress on the expenditure of those funds.

The Board **decided** to receive the information and **requested** the Community Development Advisor provide an update on the status of the ad hoc One-Stop-Shop Committee.

**12. UPDATE FROM COMMUNITY BOARD ADVISER**

The Board **received** an update from the Community Board Adviser on Board related activities and projects coming up over the next few weeks.

The Board **decided** that the consultation for the Bylaw review process would include:

- a Northlands Mall display and Board presence.
- a letter to Community and Resident Groups with the Bylaws, requesting feedback.

The Board decided that in readiness for a submission to the Council's Draft Annual Plan 2008/09, staff be requested to prepare a discussion document for the Board to consider.

The Board decided that staff be asked to prepare Requests for Service to deal with the following issues:

- Blighs Road/Papanui Road traffic lights obscured by trees
- Proctor Road and Thornton Street road signs obscured by trees
- Gardiners Road – 50km/hour road sign heading north, obscured.

The Board **received** the Customer Service Request information for the period 1 February 2008 to 29 February 2008.

**13. ELECTED MEMBERS INFORMATION EXCHANGE**

**13.1 SAFER COMMUNITIES CONFERENCE**

To be held in Christchurch "Working Together to Make a Difference." 20–23 October 2008. Registration information distributed.

**13.2 NOTICES OF MOTION**

It was **agreed** that background information on Notices of Motion would be useful prior to them being considered at Board meetings.

**13.3 URBAN DEVELOPMENT STRATEGY**

The Board **decided** that a seminar with staff be requested, with this focussing on the Urban Development Strategy and the implication for developments within the Ward and the impact on future planning.

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**13. Cont'd**

**13.4 HUSSEYS ROAD**

The Board **decided** that staff be asked to clarify reported comments made by roading staff that improvements on this road would result in a higher speed limit.

The Board also **decided** that staff be asked to establish when Orion would be removing a power pole on this road to enable a bend realignment to be undertaken.

**13.5 ANTI-GRAFFITI SYSTEM**

Aaron Keown advised the Board would be approached with information on an anti-graffiti system.

**14. QUESTIONS UNDER STANDING ORDERS**

Nil.

**PART C - DELEGATED DECISIONS TAKEN BY THE BOARD**

**15. CONFIRMATION OF REPORT**

The Board **resolved** that the report of the ordinary meeting both open and public excluded of the Board held on Wednesday 20 February 2008 be confirmed subject to the addition of the discussion and resolutions regarding St Albans Pavilion and Pool being included in the Chairperson's Report of 20 February 2008 as follows:

*Moved Matt Morris seconded Aaron Keown that the Board advocate to Council that they consider the Board's support for the request from the St Albans Pavilion and Pool group to extend the 31 March 2008 deadline given by the Council to obtain funding.*

*Yvonne Palmer moved by way of amendment that the St Albans Pavilion and Pool needs to provide a letter of guarantee that funds will be available.*

*The amended motion lapsed for want of a seconder.*

*The substantive motion was put to the meeting and declared carried.*

*(Note: Yvonne Palmer requested that her vote against the above motion be recorded.)*

The Board noted its frustration at the recent lack of sufficient information to make informed decisions.

**16. NOTICE OF MOTION**

The Board **resolved** that the Notice of Motion be withdrawn from the agenda.

**17. SHIRLEY/PAPANUI YOUTH DEVELOPMENT FUND – REQUEST FOR FUNDING**

The Board considered an application from Mathew John Davison for support to travel to the 2008 New Zealand Open Swimming Championships in Auckland over the period 25 – 30 March 2008.

The Board **resolved** to allocate \$400 to Mathew John Davison from the 2007/08 Youth Development Fund for support to travel to the 2008 New Zealand Open Swimming Championships in Auckland over the period 25 – 30 March 2008.



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**18. SUPPLEMENTARY ITEM**

The Chairperson referred to the following late report which had been circulated after the agenda had been distributed.

- Report on Board Committee Structure Change

The Chairperson advised that it had not been possible to circulate this report with the agenda as the report was not available at that time, but that it was essential that the item be considered at the present meeting.

It was **resolved** that the late item be received and considered at the present meeting.

**19. BOARD STRUCTURE CHANGE**

The Board considered a report seeking their approval to change the governance structure of the Board by combining the Greenspace and Traffic Works Committees.

The Board **resolved**:

- (a) That the Greenspace and Traffic Works Committees combine as one Committee, to be known as the Greenspace Traffic Works Committee.
- (b) That the delegations currently held by each of these two Committees be granted to the combined Committee.
- (c) That the Committee meet on the third Monday of the month commencing at 4 pm. (subject to public holidays).

**21. RESOLUTION TO EXCLUDE THE PUBLIC**

The Board **resolved** that the draft resolution to exclude the public set out on page 67 of the agenda be adopted.

The meeting concluded at 7.06 pm.

**CONFIRMED THIS 16TH DAY OF APRIL 2008**

**MEGAN EVANS  
CHAIRPERSON**

**Design and location of the predator fence in the vicinity of Hampton Grange.**

**OPTION ONE**

**Description**

Pest Proof Fence constructed at the toe of the slope and as near as practically possible to the Styx River (one-metre offset).

Average cross section area	7.65m <sup>2</sup>
Total volume of cut to waste	1760m <sup>3</sup>
Exposed area	2970m <sup>2</sup>
Area requiring replanting	1815m <sup>2</sup>
Length above top of terrace	130m
Cut to waste (\$15m <sup>2</sup> )	\$26,400
Drainage (8 laterals)	\$1,600
Plant supply & planting	\$4,573
Maintenance	\$4,926
<b>Sub total</b>	<b>\$37,499</b>
Cost of fence	\$36,000
<b>TOTAL</b>	<b>\$73,499</b>

**Benefits**

- Fence is constructed as near as possible to the 'toe of the slope' as conveyed to residents by the Council.
- Least resistance from local residents.
- Visually unobtrusive from outside reserve.

**Disadvantages**

- Unlikely that Environment Canterbury will support this scenario at consent stage.
- Increased risk of sediment entering Styx River as a result of vicinity and volume of cut material.
- Maintenance and/or recreational access not provided along river side of fence.
- Inadequate vegetative buffer/riparian planting width along true left bank of Styx River.
- Increased risk to integrity fence so close to river (debris/flood/undermining).
- High volume of cut material to be removed.
- Entails cutting back past top of the terrace for 57% of length.
- Fence will meander slightly up and down slope resulting in an aesthetically poor appearance and complicating construction (difficult and more expensive to mate-up angles).

Extra drainage costs associated with gullies.

Visually obtrusive from within reserve.

15. 5. 2008

Shirley/Papanui Community Board 19.03.2008

ATTACHMENT TO CLAUSE 1  
APPENDIX 1B

## OPTION TWO

### Description

Pest Proof Fence constructed at a uniform 2.5 from Styx River bank.

Average cross section area	5.33m <sup>2</sup>	
Total volume of cut	1225m <sup>3</sup>	
Exposed area	2805m <sup>2</sup>	
Area requiring replanting	1650m <sup>2</sup>	
Length above top of terrace	120m	
Cut to waste	(\$15m2)	\$18,375
Drainage (9 laterals)		\$1,800
Plant supply & planting		\$4,165
Maintenance		\$4433
<b>Subtotal</b>		<b>\$28,773</b>
Cost of fence		\$36,000
<b>TOTAL</b>		<b>\$64,773</b>

### Benefits

- Fence is constructed near base of slope.
- Allows some degree of access along true left bank of river.
- Allows narrow width of riparian planting.
- Visually unobtrusive from outside reserve.

### Disadvantages

- Still unlikely that Environment will support this scenario at consent stage.
- Risk of sediment entering Styx River as a result of vicinity and volume of cut material.
- Maintenance and/or recreational access still limited along river side of fence.
- Inadequate riparian planting width along true left bank of Styx River means that no trees can be planted in this area and therefore waterway shade not provided.
- Still risk to integrity fence so close to river (debris/flood/undermining), especially at low elevations.
- High volume of cut material to be removed.
- Entails cutting back past top of the terrace for 52% of length.
- Fence will meander up and down slope resulting in an aesthetically poor appearance and complicating construction (difficult and more expensive to mate-up angles).
- Extra drainage costs associated with gullies.
- Visible from within reserve due to limited ability to screen with trees.

15. 5. 2008

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ATTACHMENT TO CLAUSE 1

OPTION THREE

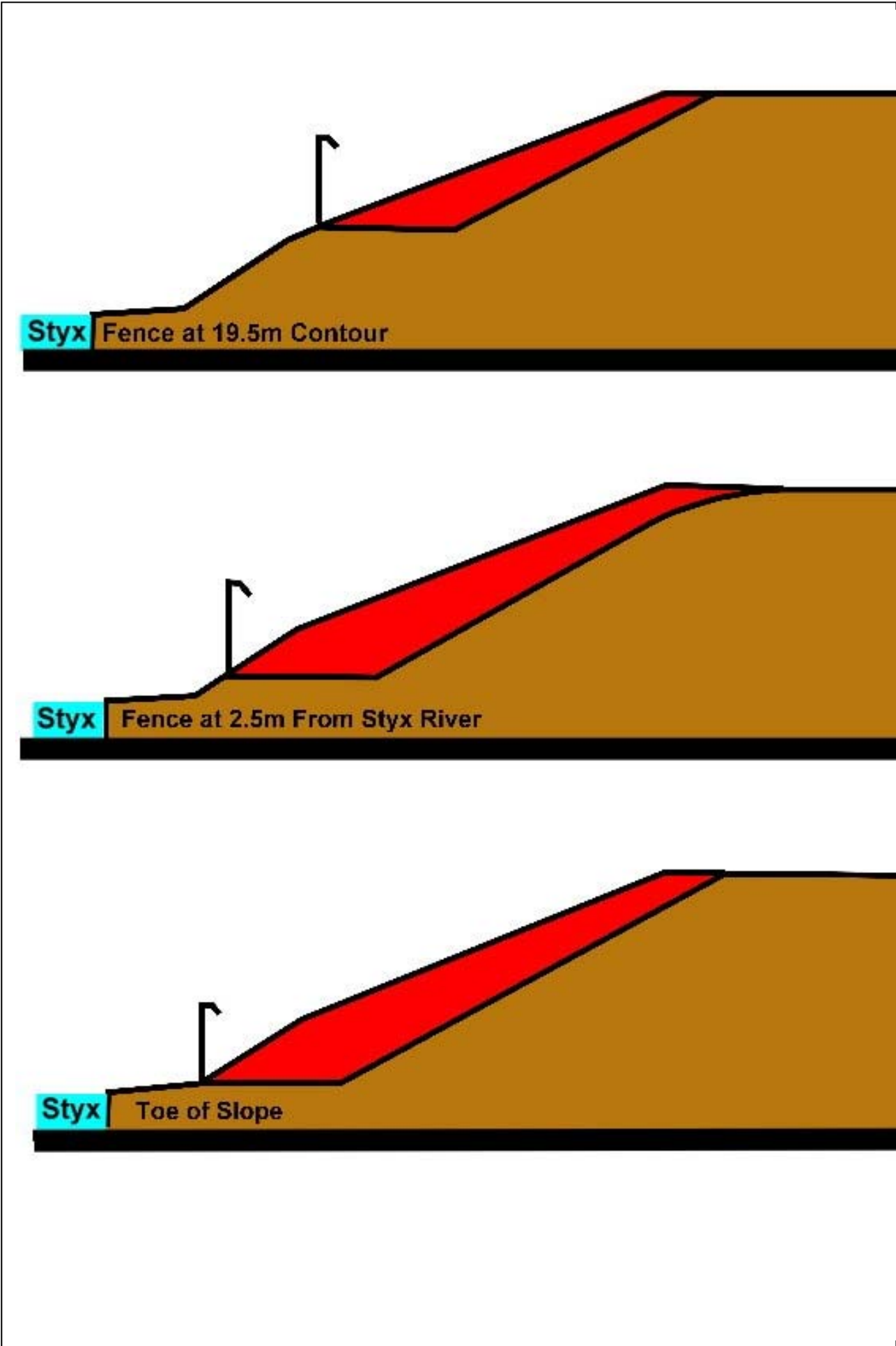
**Description**

Pest Proof Fence constructed at 19.5m contour.

Average cross section area	5.14m <sup>2</sup>	
Total volume of cut	1182m <sup>3</sup>	
Exposed area	2310m <sup>2</sup>	
Area requiring replanting	1155m <sup>2</sup>	
Length above top of terrace	69m	
Cut to waste(\$15m2)		\$17,730
Drainage (4 laterals)		\$800
Plant supply & planting		\$2,917
Maintenance		\$3153
<b>Sub total</b>		<b>\$24,600</b>
Cost of fence		\$36,000
<b>TOTAL</b>		<b>\$60,600</b>

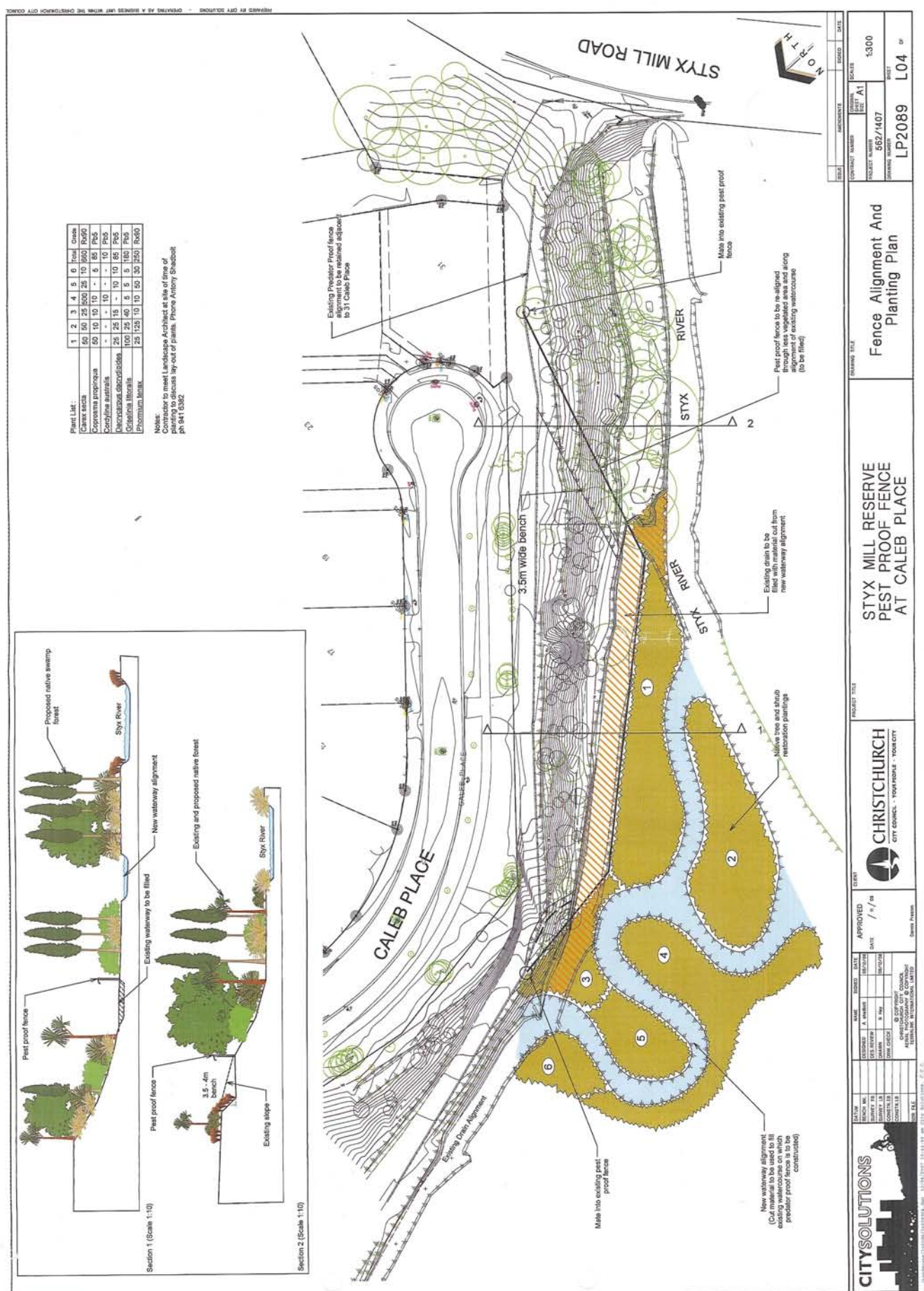
**Benefits**

- Aesthetically pleasing appearance at same constant elevation.
- Allows access along true left bank of river.
- Allows riparian planting areas that can include trees that provide waterway shade and habitat.
- Most likely scenario to be accepted by ECan at time of consent.
- Minimum earthworks required.
- Visually unobtrusive from both within and from outside reserve.
- Less risk of damage to fence from undermining/debris.
- In keeping with existing pest proof fence construction.
- Disadvantages
- Some risk of sediment entering Styx River as a result of vicinity and volume of cut material.
- Still entails cutting back past top of the terrace for 30% of length.
- Not at 'toe of slope' and therefore may not be acceptable to immediately adjacent residents.



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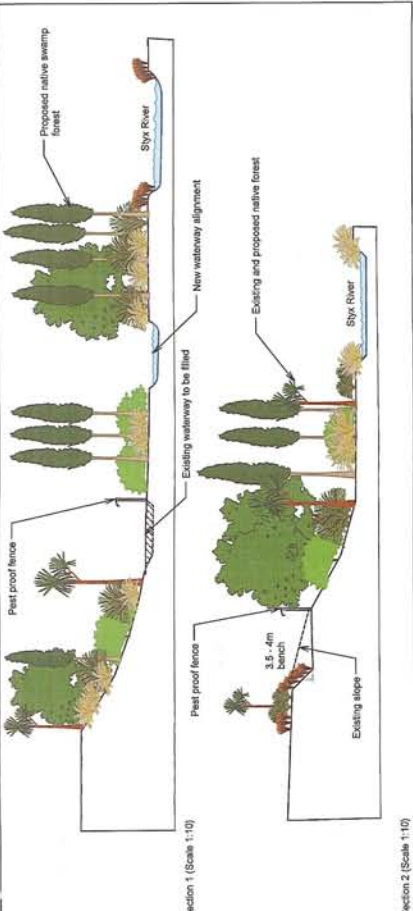
Shirley/Papanui Community Board 19.03.2008



Plant List:

	1	2	3	4	5	6	Total
Carex secta	50	50	25	5000	25	10	10500
Coprosma propinqua	50	10	10	10	5	5	135
Corylina australis	-	-	10	-	-	-	10
Dacrydium dielsii	25	25	15	-	10	10	85
Cladonia litoralis	100	25	40	5	5	5	180
Phormium tenax	25	125	10	10	50	30	250

Note:  
Contractor to meet Landscape Architect at site of time of planting to discuss layout of plants. Phone Antony Sheehall ph 841 6382



	DRAWN BY: [Name] CHECKED BY: [Name] DATE: 1/8/08	APPROVED BY: [Signature] DATE: 1/8/08	CLIENT: CHRISTCHURCH CITY COUNCIL - TORRENS - TORRENS CITY	PROJECT TITLE: STYX MILL RESERVE PEST PROOF FENCE AT CALEB PLACE	DRAWING TITLE: Fence Alignment And Planting Plan
	NAME: [Name] ADDRESS: [Address] PHONE: [Phone] FAX: [Fax] EMAIL: [Email]	SCALE: A1 SHEET: 1300 CONTRACT NUMBER: 689/1407 DRAWING NUMBER: LP2089	SHEET: L04 OF	CONTRACT NUMBER: 689/1407 DRAWING NUMBER: LP2089	SHEET: L04 OF

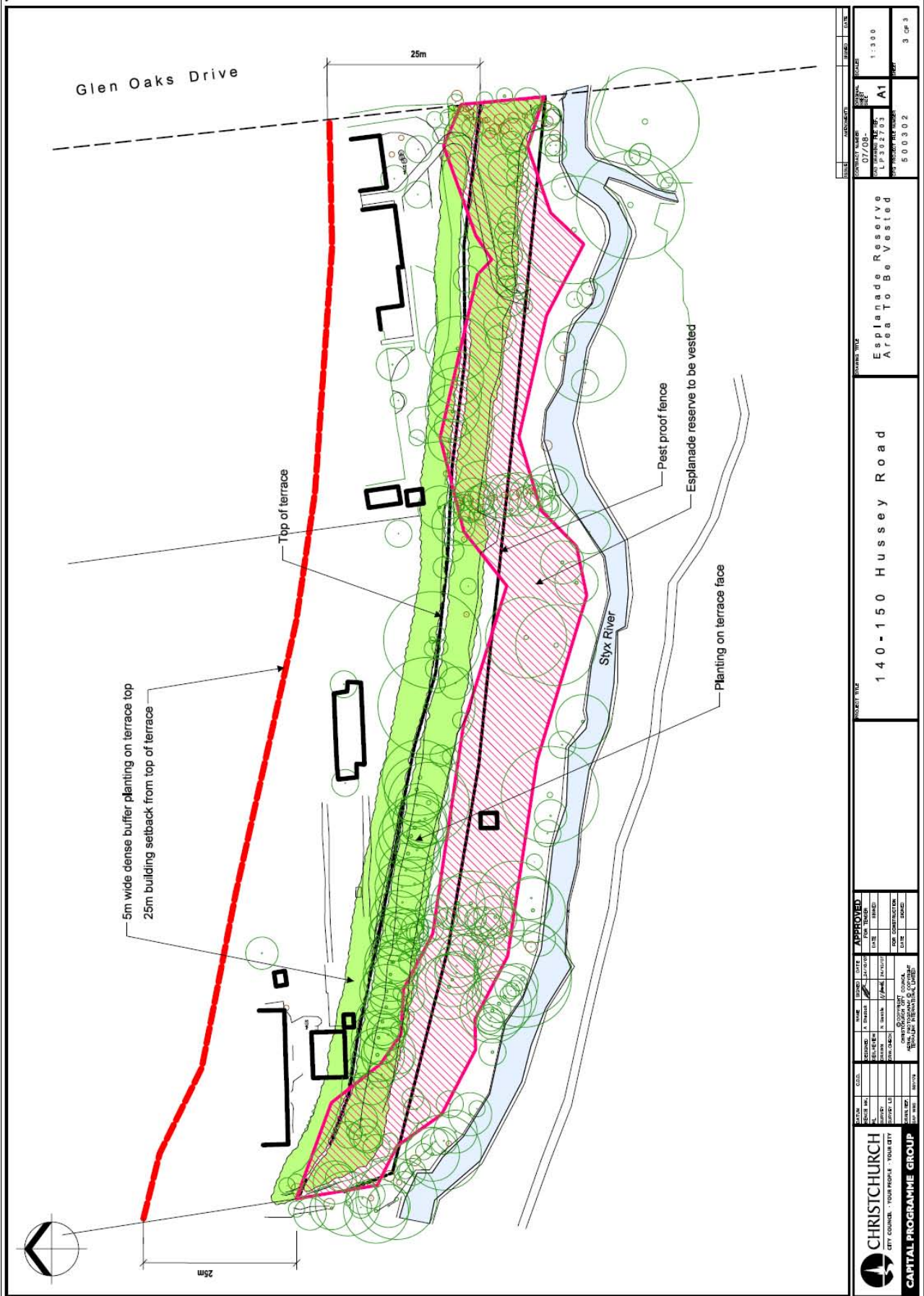
Shirley/Papanui Community Board 19.03.2008







Shirley/Papanui Community Board 19.03.2008



		<b>CAPITAL PROGRAMME GROUP</b>	
DATE: / / DRAWN BY: CHECKED BY: SCALE:	PROJECT TITLE: 140-150 Hussey Road	DRAWING TITLE: Esplanade Reserve Area To Be Vested	TITLE: DATE: 07/08 DRAWN BY: LP302703 CHECKED BY: 500302
APPROVED DATE: / / BY:		SCALE: 1:300 SHEET: A1 OF: 3 OF 3	

15. 5. 2008

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