12. 8. 2010

SHIRLEY PAPANUI COMMUNITY BOARD
28 JULY 2010

Report of a meeting of the Shirley/Papanui Community Board,
held on Wednesday 14 July 2010 at 4pm
in the Boardroom, Papanui Service Centre, corner Langdons Road and Restell Street, Papanui.

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

APOLOGIES: An apology for lateness was received and accepted from Matt Morris who joined the meeting at 4.05pm and was absent for clauses 4 and 10.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. BRIDGESTONE PAPANUI - PROPOSED LAND DONATION

General Manager responsible:	General Manager, City Environment Group, DDI 941-8608
Officer responsible:	Unit Manager, Transport and Greenspace
Author:	Lewis Burn, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to recommend to the Council that it should accept approximately 1.3 hectare of the Firestone site in Papanui as a gift to the City from the owner, Bridgestone New Zealand Limited.

EXECUTIVE SUMMARY

2. The Firestone tyre manufacturing facility at 84 Langdons Road closed late last year. The site owner, Bridgestone New Zealand Limited, has approached staff with the intention of donating a portion of the site to the Council for the benefit of the community.

3. The land identified for donation lies adjacent to the western side of the main north trunk railway line in the business four and five zones and is partly comprised in four land titles having a total area of 1.3145 hectares (subject to survey) (see **Attachment 1**).

4. This land is on the lowest lying part of the site and straddles Sissons Drain. The adjacent railway line to the east forms a dam across the drain and the quantity of storm water run-off that can pass under the rail way line is limited by a culvert. This adds to the site's potential to flood in a large storm event.

5. Stormwater planning by Council in recent years has indicated the value of obtaining land at this site for floodwater detention. The land donation will assist with the aim of increasing flood storage, access, heritage, recreation, ecology and amenity values in this locality.

6. It is proposed that the Council would hold this land as a Local Purpose (Drainage) Reserve subject to the provisions of the Reserves Act 1977. The full conditions of the proposed donation are set out and discussed in the Background section of this report.

1 Cont'd

FINANCIAL IMPLICATIONS

7. The cost to subdivide the land proposed to be gifted from the balance of Bridgestone's site will be the responsibility of Council. The cost of this work is estimated to be $15,000 to $20,000, which is considered to be relatively insignificant relative to the value of the land to be gifted.

Do the Recommendations of this Report Align with 2009-2019 LTCCP budgets?

8. Yes. Advance planning for surface water management is included in the operations budget of Greenspace.

LEGAL CONSIDERATIONS

9. An agreement for sale and purchase of the land at a nominal purchase price of $1 plus GST (if any) has been entered into with Bridgestone New Zealand Limited. The nominal purchase price reflects the proposed gift. The agreement is conditional upon various matters, including a condition that the gift is acceptable to the Council.

10. The agreement is also conditional upon a statutory provision being passed into law by Parliament within eight months of the date of the agreement rendering the proposed gift by Bridgestone to the Council not to be subject to gift duty under the Estate Gift Duties Act 1968. Under the present legislation gifts to local authorities are subject to gift duty. A change to exempt gifts to local authorities from gift duty is proposed in a bill currently before a select committee. It is understood that the Bill will be enacted into law later this year, possibly in August. Unless this legislation is passed, the proposed gift by Bridgestone would be subject to gift duty. The effect of the contractual condition is that if this legislation is not passed into law, Bridgestone will have the option to cancel the agreement with the Council.

11. The agreement is also conditional on the Council being satisfied with an environmental assessment report (and that the land is not contaminated) within four months of the date of the agreement. Details of the environmental assessment report that has been commissioned are discussed in the background section of this report. This condition will not be approved unless and until it is established that any contamination on the site has been suitably remediated at Bridgestone's cost.

12. A decision to accept land as a gift does not fall within the delegated authority of the Community Board. The Board does however have recommendatory powers to Council.

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

13. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. Yes, protect and enhance waterways and reduce flood risk.

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

15. As above.

ALIGNMENT WITH STRATEGIES

16. Yes, surface water strategy to provide surface water capacity and detention basins for water quality and quantity.

1 Cont'd

Do the recommendations align with the Council's strategies?

17. As above.

CONSULTATION FULFILMENT

18. The Council is engaged in detailed discussions with Bridgestone New Zealand Limited as to their proposed gift of the land.

STAFF RECOMMENDATION

It is recommended that the Council:

(a) Accept from Bridgestone New Zealand Limited, a gift of approximately 1.3 hectares (subject to survey) shown as Sections 1 to 4 inclusive on Drawing RPS 232-01 (**Attachment 1**) subject to the conditions outlined in this report to be held by the Council as local purpose (drainage) reserve.

(b) Meet all legal, survey and title costs associated with accepting the gift and the classification of the land as a reserve subject to the provisions of the Reserves Act 1977.

(c) That subject to recommendation a, the Council pass the following resolution:

Resolution

(d) That pursuant to Section 16 (2A) of the Reserves Act 1977 the Christchurch City Council classifies the land in the schedule as local purpose (drainage) reserve within the meaning of Section 23 of the said Act.

Schedule

(e) That part of Lot 1 DP 13176, Pt Lot 4 DP 2073, Lot 2 DP 2073 and Pt RS 40256 being part of the land comprised in Computer Freehold Registers CB499/37, CB221/293, CB227/284 & CB12F/819 containing 1.3145 hectares (subject to survey) shown as Sections 1 to 4 on Drawing RPS 232-01 (**Attachment 1**).

(f) That the Corporate Support Manager be granted delegated authority to negotiate and enter into such contractual and other arrangements that he considers necessary to give effect to the above gift to the Council on terms and conditions acceptable to him.

(g) That a letter of thanks be sent by the Council to Bridgestone New Zealand expressing the City's appreciation for this gift of land once the sale and purchase agreement becomes unconditional.

BOARD RECOMMENDATION

(a) That the Staff Recommendations be adopted.

(b) That a letter of thanks be sent by the Council and the Shirley/Papanui Community Board to Bridgestone New Zealand expressing the City's appreciation for this gift of land once the sale and purchase agreement becomes unconditional.

(c) That an appropriate gift depicting the North West be presented to the management of Bridgestone New Zealand in appreciation for the gift of the land.

1 Cont'd

BACKGROUND (THE ISSUES)

19. In 2003 a concept plan was prepared by Council staff in discussion with the Bridgestone Factory Manager for a stormwater pond on land west of the main north railway line where it borders the Bridgestone site. The aim of this concept was to increase flood storage, access, heritage, recreation, ecology and amenity values in this locality. This concept also outlined landscape development proposals in association with the diversion of Kruses Drain. The intention at that time was to secure an easement over the land identified however this did not eventuate (refer **Attachment 2**).

20. The land now offered is the same as the area identified in the concept plan in **Attachment 2.** The offer is effectively a gift without conditions or considerations as to external issues such as development contributions and the Council's plans (including drainage planning for the wider area). The amount of mitigation a developer would need to do on the balance site and the amount of development contribution payable will be related to the type(s) of future development on the site and at present it is not known what is planned by Bridgestone.

21. The agreement provides for the parties to consult and work together in relation to the eventual interface between the gift land and the balance site before development of the donated land for reserve purposes including in particular landscape planting and any fencing proposals. Funding for this work will be put forward in the LTCCP review process in 2012 following detail for landscaping being firmed up.

22. As part of the agreement Bridgestone wish to ensure that an existing memorial plaque and tree (which is less than 10 years old) within the factory site are relocated to the gift land. The family of the deceased person, who is the subject of the memorial, has agreed to the relocation and further consultation will be carried out prior to the Council's landscape works being completed in relation to the placement of this memorial in an appropriate position within the proposed reserve. In addition Bridgestone wish to have a plaque placed on the donated land at a location mutually agreed commemorating the connection between the property and Bridgestone.

23. As a condition precedent to the agreement it will be necessary for a bill currently before parliament being passed in to legislation to effectively make this gift exempt from gift duty. At present the law does not exempt Local authorities from this duty as not only does the recipient has to be charitable but also must be registered with the Charities Commission. This law change is expected in the later half of this year.

24. The Agreement is also conditional on approval by the Board of Bridgestone of the terms of the agreement within two months from the date of the agreement.

ENVIRONMENTAL ASSESSMENT

25. An environmental site assessment report has recently been prepared for Bridgestone by Golder Associates. Staff hold a full copy of this report, which relates to the whole site including the land proposed for reserve.

26. The report has identified and recommended two areas within the proposed reserve both near the western border of section 3 RPS 232-01 for contamination remedial work (**Attachment 3**) Bridgestone have indicated it will take responsibility for these works. Those areas are as follows:

    (a) Pegasol is a highly inflammable solvent which is stored on site in an underground tank (UST). This is a potential source of contamination and is not required anymore. As the site is being decommissioned, the UST should be removed along with any pipelines associated with the tank. Impacted soil should also be removed and validation samples taken from the area. Sampling by Golder Associates of two groundwater wells as part of their investigation work did not identify any contamination within the shallow groundwater beneath the area.

1 Cont'd

(b). Golder Associates during its preliminary environmental site assessment observed an area near the hazardous waste store where fly tipped and burnt waste has been deposited which is partly on the land intended for gift. A soil bore was placed near to this area and sample testing identified a number of metals above the adopted human health criteria for residential use. These chemicals are not used onsite anymore. Their recommendation is that soils in this area should be removed and disposed of at a licensed facility and the area validated

27 The Golder Associates report has produced to Bridgestone a recommended list of tasks associated with site remediation and additional investigations so that this work could be coordinated with decommissioning works. This task list includes the two areas mentioned above which should form part of a remediation plan to be produced outlining the areas to be remediated and controls to be put in place when undertaking the work as recommended for the whole site. Golder consider that the findings of the contamination survey for the whole property should be collated in a final site validation report submitted to Environment Canterbury and the Christchurch City Council for the file record. This will provide evidence to the local Councils that the site was thoroughly investigated and remediated for its end use.

28. The agreement for Sale and Purchase provides for the Council being satisfied, on terms and conditions acceptable to itself with an environmental assessment report relating to the property. It is considered that this condition could be satisfied on the submission of final site validation report as recommended by Golder Associates

THE OBJECTIVE

29. To secure land in the most cost effective way for the mitigation of storm water runoff in the locality of the Bridgestone Papanui site.

THE OPTIONS

30. The options are:

(a) To accept the gift of land as proposed;

(b) To decline to accept the gift as proposed.

THE PREFERRED OPTION

31. Option (a) is the preferred option as to decline to accept the gift would be passing up an opportunity to obtain land outside a purchase for floodwater detention and stormwater drainage purposes in this area.

PART B - REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

2.1 TONY SPOWART – NEW ZEALAND TRANSPORT AUTHORITY

Tony Spowart provided information on roading matters in the ward and updated the Board on ongoing projects.

The Chair thanked Tony Spowart for his deputation.

3. PRESENTATION OF PETITIONS

Nil.

4. NOTICES OF MOTION

The following notice of motion was submitted by ~~Yvonne Palmer~~ Aaron Keown:
*(**NOTE:** amendment made at the 4 August 2010 meeting during the Confirmation of Minutes item, clause 2)*.

"That staff be requested to bring a report to the Board seeking approval for the installation of traffic lights at the intersection of Sawyers Arms and Gardiners Road, noting that there is funding for this project in the 2010/11 Capital Works budget."

With the agreement of the mover the notice of motion was withdrawn.

5 BRIEFINGS

Nil.

6. CORRESPONDENCE

The Board **received** the following correspondence:

6.1 A letter from Stephen Phillips requesting nominations from the Board for the 2010 Age Concern Canterbury Older But Exceptional Awards.

7. ADJOURNMENT OF MEETING

At 5.40pm the Board **resolved** that the meeting stand adjourned and resumed at 5.45pm.

8. COMMUNITY BOARD ADVISER'S UPDATE

The Board received updates from the Community Board Adviser on Board related activities.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - DELEGATED DECISIONS TAKEN BY THE BOARD

10. CONFIRMATION OF MINUTES – 14 JULY 2010

The Board **resolved** that the minutes of its ordinary meeting held on 14 July 2010, be confirmed.

11. SHELDON PARK PLAYGROUND RENEWAL

The Board considered a report seeking approval for the Sheldon Park Playground Renewal plan and seeking a financial contribution from the Community Board for an additional piece of equipment that was requested in the community consultation.

The Board **resolved:**

(a) To approve the plan for the Sheldon Park Playground and Skate Area Renewal Project as shown on plan LP327302; and

(b) To allocate up to $5,000 from the Shirley/Papanui Community Board 2010/11 Discretionary Response Fund for the provision of a piece of outdoor gym equipment near the new Sheldon Park playground subject to staff working with Belfast Rotary and achieving sufficient funds for the balance of the cost.

(c) That the Board request the incoming Board to consider submitting that funding for the cost of the skate path be brought forward in its submission to the next annual plan.

12. BELFAST COMMUNITY POOL

The Board considered a report seeking approval to grant a lease to the Belfast School of the Belfast Community Pool facility at 710 Main North Road.

The Board **resolved**:

(a) To approve the granting of a lease under Section 54 (1) (a) of the Reserves Act 1977 to the Belfast School Board of Trustees of the Belfast Community Pool and surrounds shown as ‘A’ on drawing RPS 335-02,1580 square metres approximately, on the terms and conditions outlined in this report subject to public notification in accordance with the Act and no sustainable objections being received.

(b) That subject to (a) above, exercise under delegation, the consent of the Minister of Conservation to the granting of the lease.

(c) That subject to (a) and (b) above authorise the Corporate Support Manager or his designate to negotiate and conclude the terms and conditions of the lease with the Belfast School Board of Trustees and to administer same.

13. APPLICATION TO THE SHIRLEY/PAPANUI COMMUNITY BOARD'S YOUTH DEVELOPMENT FUND – COURTNEY ANN WILLIAMSON, HARRISON ANDREW HAWKE AND CASEY MICHELLE SIMPSON

The Board considered a report seeking funding for three applicants from the board's 2010/11 Youth Development Fund.

The Board **resolved:**

(i) To approve a grant of $400 from its 2010/11 Youth Development Fund for Courtney Ann Williamson to attend the World Pipe Band Championships in Glasgow, Scotland from 3 to 17 August 2010.

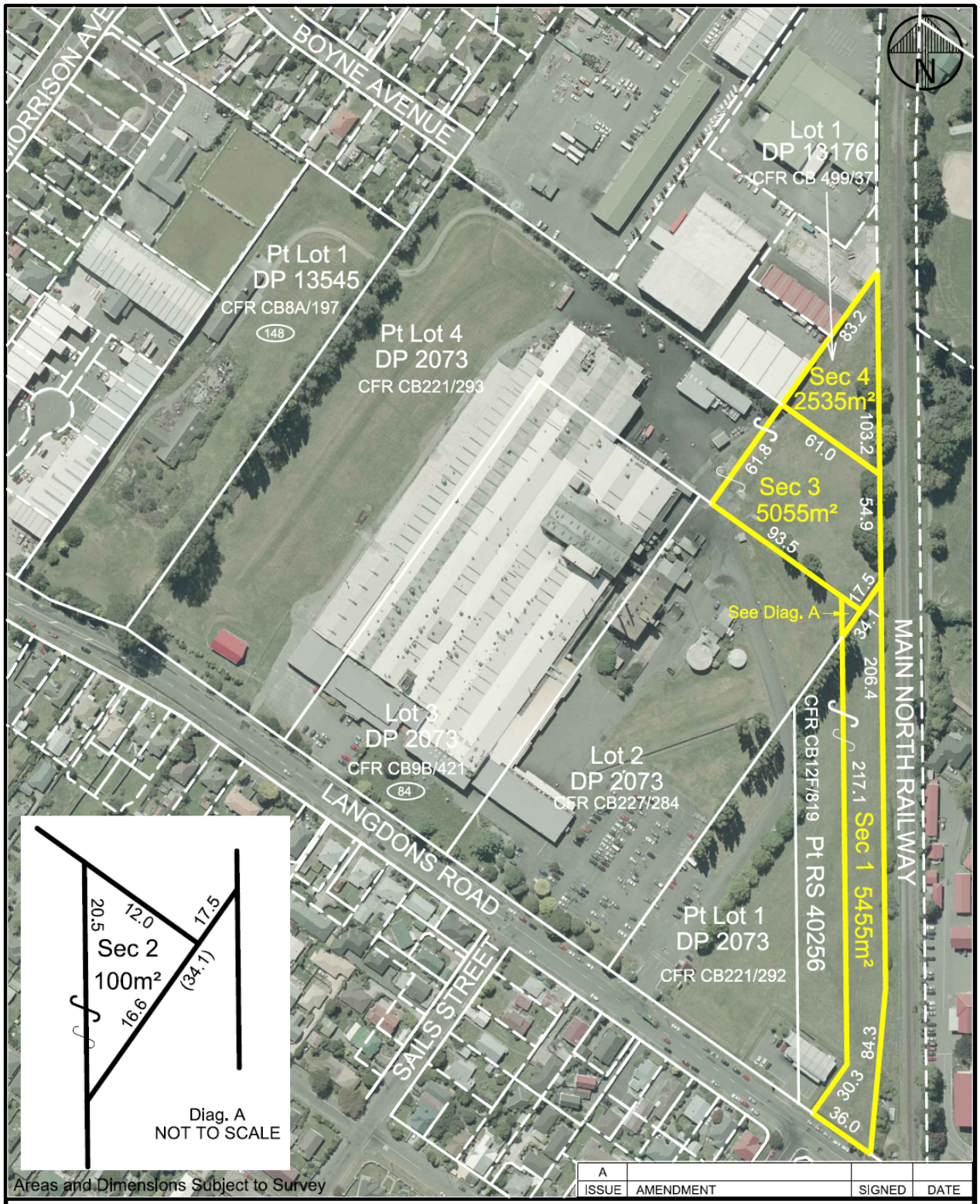
(ii) To approve a grant of $400 from its 2010/11 Youth Development Fund for Harrison Andrew Hawke to attend the World Pipe Band Championships in Glasgow, Scotland from 3 to 17 August 2010.

(iii) To approve a grant of $150 from its 2010/11 Youth Development Fund for Casey Michelle Simpson to attend the New Zealand Kappa Haka Championships in Rotorua from 27 to 30 July 2010.

The meeting concluded at 6pm.

CONFIRMED THIS 4TH DAY OF AUGUST 2010

YVONNE PALMER
CHAIRPERSON



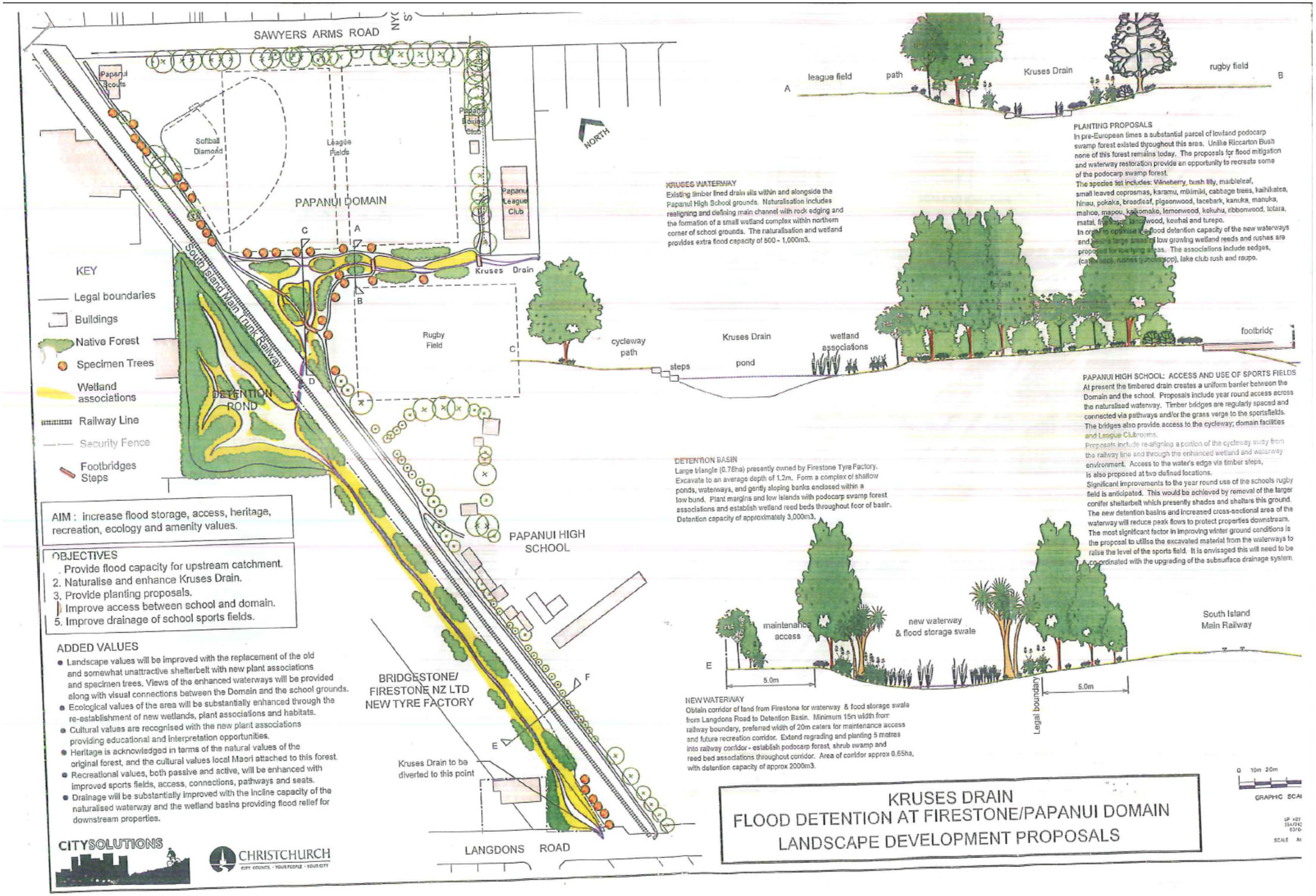
LAND FOR STORMWATER DRAINAGE

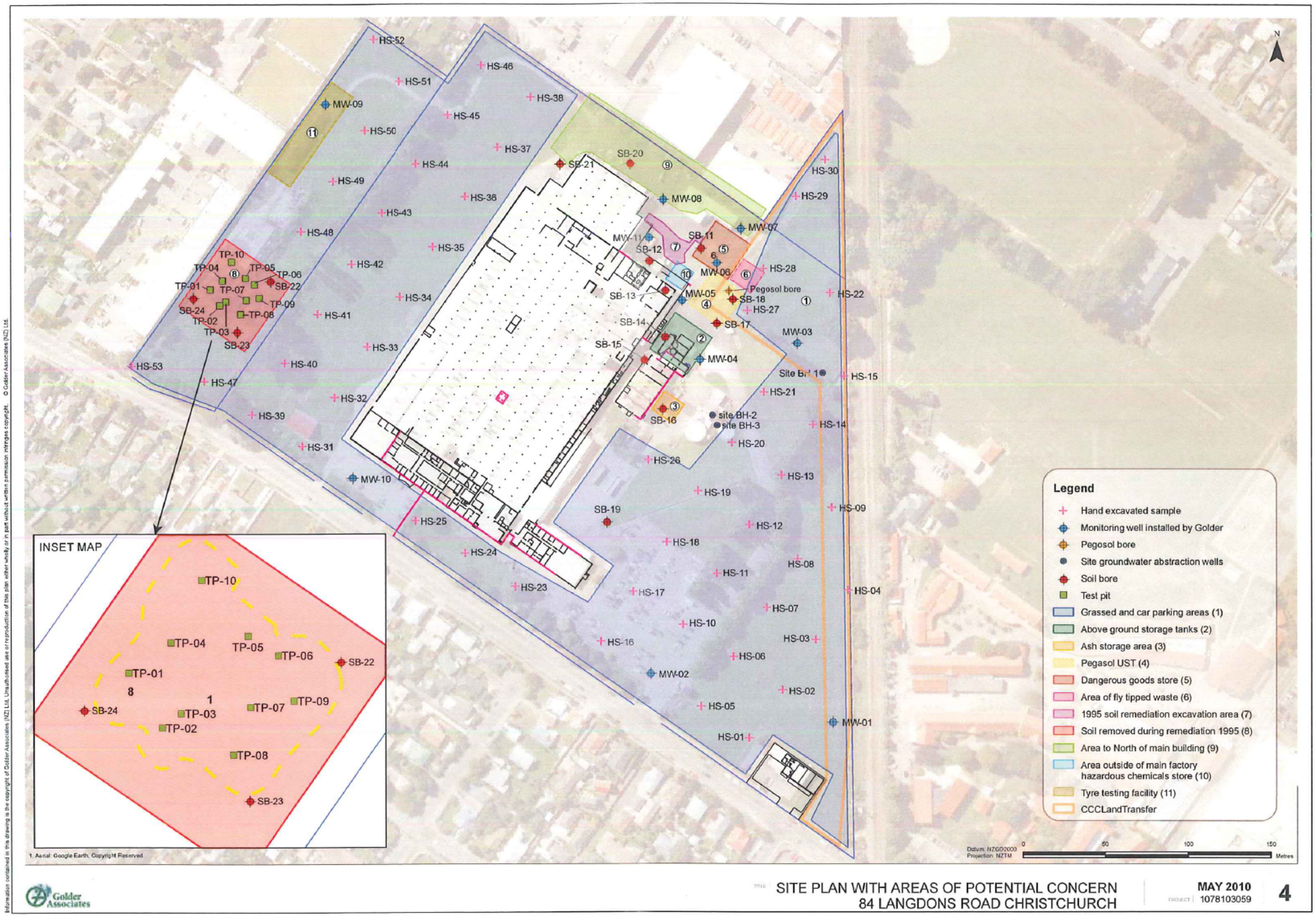
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DRAWN	R. Gurney
DATE	12/2009

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DRAWING NUMBER RPS232-01	ORIGINAL SHEET SIZE A4	SCALES 1:2500	
FILE REFERENCE 353/179/7/10			
PROJECT NUMBER RPS 232		SHEET 1 OF 1	


SAWYERS ARMS ROAD
Papanui Scouts
Softball Diamond
League Fields
Papanui Bowling Club
Papanui League Club
PAPANUI DOMAIN
NORTH
Kruses Drain
South Island Main Trunk Railway
DETENTION POND
Rugby Field
PAPANUI HIGH SCHOOL
BRIDGESTONE/ FIRESTONE NZ LTD NEW TYRE FACTORY
Kruses Drain to be diverted to this point
LANGDONS ROAD
KEY
Legal boundaries
Buildings
Native Forest
Specimen Trees
Wetland associations
Railway Line
Security Fence
Footbridges
Steps
AIM : increase flood storage, access, heritage, recreation, ecology and amenity values.
OBJECTIVES
1. Provide flood capacity for upstream catchment.
2. Naturalise and enhance Kruses Drain.
3. Provide planting proposals.
4. Improve access between school and domain.
5. Improve drainage of school sports fields.
ADDED VALUES
Landscape values will be improved with the replacement of the old and somewhat unattractive shelterbelt with new plant associations and specimen trees. Views of the enhanced waterways will be provided along with visual connections between the Domain and the school grounds.
Ecological values of the area will be substantially enhanced through the re-establishment of new wetlands, plant associations and habitats.
Cultural values are recognised with the new plant associations providing educational and interpretation opportunities.
Heritage is acknowledged in terms of the natural values of the original forest, and the cultural values local Maori attached to this forest.
Recreational values, both passive and active, will be enhanced with improved sports fields, access, connections, pathways and seats.
Drainage will be substantially improved with the incline capacity of the naturalised waterway and the wetland basins providing flood relief for downstream properties.
CITYSOLUTIONS
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KRUSES WATERWAY
Existing timber lined drain sits within and alongside the Papanui High School grounds. Naturalisation includes realigning and defining main channel with rock edging and the formation of a small wetland complex within northern corner of school grounds. The naturalisation and wetland provides extra flood capacity of 500 - 1,000m3.
DETENTION BASIN
Large triangle (0.78ha) presently owned by Firestone Tyre Factory. Excavate to an average depth of 1.2m. Form a complex of shallow ponds, waterways, and gently sloping banks enclosed within a low bund. Plant margins and low islands with podocarp swamp forest associations and establish wetland reed beds throughout floor of basin. Detention capacity of approximately 3,000m3.
NEW WATERWAY
Obtain corridor of land from Firestone for waterway & food storage swale from Langdons Road to Detention Basin. Minimum 15m width from railway boundary, preferred width of 20m caters for maintenance access and future recreation corridor. Extend regrading and planting 5 metres into railway corridor - establish podocarp forest, shrub swamp and reed bed associations throughout corridor. Area of corridor approx 0.65ha, with detention capacity of approx 2000m3.
A
B
C
D
E
F
league field
path
Kruses Drain
rugby field
cycleway path
steps
pond
wetland associations
footbridge
maintenance access
new waterway & flood storage swale
South Island Main Railway
5.0m
5.0m
Legal boundary
PLANTING PROPOSALS
In pre-European times a substantial parcel of lowland podocarp swamp forest existed throughout this area. Unlike Riccarton Bush none of this forest remains today. The proposals for flood mitigation and waterway restoration provide an opportunity to recreate some of the podocarp swamp forest.
The species list includes: Wineberry, bush lily, marbleleaf, small leaved coprosmas, karamu, mikimiki, cabbage trees, kaihikatea, hinau, pokaka, broadleaf, pigeonwood, lacebark, kanuka, manuka, mahoe, mapou, kaikomako, lemonwood, kohuhu, ribbonwood, totara, matai, five finger, lancewood, kowhai and turepo.
In order to optimise the flood detention capacity of the new waterways and basins large areas of low growing wetland reeds and rushes are proposed for low lying areas. The associations include sedges, (carex spp), rushes (juncus spp), lake club rush and raupo.
PAPANUI HIGH SCHOOL: ACCESS AND USE OF SPORTS FIELDS
At present the timbered drain creates a uniform barrier between the Domain and the school. Proposals include year round access across the naturalised waterway. Timber bridges are regularly spaced and connected via pathways and/or the grass verge to the sportsfields. The bridges also provide access to the cycleway; domain facilities and League Clubrooms.
Proposals include re-aligning a portion of the cycleway away from the railway line and through the enhanced wetland and waterway environment. Access to the water's edge via timber steps, is also proposed at two defined locations.
Significant improvements to the year round use of the schools rugby field is anticipated. This would be achieved by removal of the larger conifer shelterbelt which presently shades and shelters this ground. The new detention basins and increased cross-sectional area of the waterway will reduce peak flows to protect properties downstream. The most significant factor in improving winter ground conditions is the proposal to utilise the excavated material from the waterways to raise the level of the sports field. It is envisaged this will need to be co-ordinated with the upgrading of the subsurface drainage system.
0 10m 20m
GRAPHIC SCA
SCALE A1
KRUSES DRAIN
FLOOD DETENTION AT FIRESTONE/PAPANUI DOMAIN
LANDSCAPE DEVELOPMENT PROPOSALS



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TITLE: SITE PLAN WITH AREAS OF POTENTIAL CONCERN
84 LANGDONS ROAD CHRISTCHURCH

MAY 2010
PROJECT 1078103059

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