

16. MAIN ROAD CAUSEWAY PLANTING - UPDATED REPORT

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The purposes of this report are to:

1. Report the results of recent consultation on this project.
2. Report the findings on investigations of the causeway retaining walls.
3. Seek approval for the planting of Norfolk Pines and for low level planting on the McCormacks Bay side of the causeway.

It replaces the report on this topic shown as clause 9 on the agenda for 13 July 2004.

BACKGROUND

In April 2003 a report by Alix Newman, City Streets Unit and Dennis Preston, City Solutions, was presented to the Sustainable Transport and Utilities Committee seeking some direction on the Main Roads Amenity Planting project. The budget is 2003/04 - \$161,504, 2004/05 - \$87,134, and 2005/06 through to 2007/08 - \$87,975 each year for more planting of street trees along arterial roads.

The Committee decided:

- "1. That the City Streets Unit develop the City to Sumner amenity planting plan further and report back to the Committee, prior to consultation.*
- 2. That the Committee directs a series of main roads in priority order, that it would like to see this funding allocated to beginning with Ferry Road from Ferrymead to Sumner with special reference to the causeway."*

In February 2004 a report by Lorraine Wilmshurst was presented to the Sustainable Transport and Utilities Committee giving an update on progress and detailing the proposed consultation plans for each section of the Main Road Amenity Planting.

The Committee's decision on that report was that *"the above plan, with special reference to the beautification of the causeway be approved subject to the planned consultation process"*.

On 31 May 2004 a report by Stu McHugh, Transport and City Streets Unit was presented to the Hagley/Ferrymead Community Board. This report informed the Board of the results of the community consultation of the proposed planting on the causeway from the Mt Pleasant Community Centre to Beachville Road and sought the Board's support for the planting plan of this section. The Board was further advised that investigations were underway to ascertain the present strength of the retaining walls along the causeway.

The Board at its meeting on 31 May 2004 received the results of the community consultation and decided to *"recommend to the Sustainable Transport and Utilities Committee that low ground cover, not requiring planter boxes, be explored for the area"*.

An alternative low level planting plan has been produced for the sites instead of the Pohutakawas. The planting beds would be protected with 150 mm edging of sleepers. This will protect the plants from vehicle damage and enable a planting bed depth of 300 mm (150 above and 150 mm below existing surface). Plants to be used would be the same as the plants proposed along the McCormacks Bay margin - Pou cita (silver tussock) and Euphorbia glauca (milkweed). Both plants are low growing (up to 600 mm), hardy and native.

A plan for the proposed low groundcover will be presented at the meeting.

The project's aims and objectives as set out in the Terms of Reference document dated 15 August 2003 are *"to increase the level of planting from the City to Sumner"*.

PROJECT STATUS

Causeway Retaining Wall

A very recent structural assessment of the causeway walls has highlighted a serious issue with the wall stability and has led to a review of the planting. It has been decided that no planting should be undertaken on the seaward side of the causeway until the walls are repaired/replaced to avoid additional water getting behind the existing walls.

Request for Comments

In early April 2004 a publicity leaflet illustrating the proposal for the Main Road - Causeway - proposed planting was prepared and widely distributed to approximately 500 residents and all Residents Groups, Estuary Groups and Associations in the area. Local papers and libraries were given copies of the leaflet.

Comments to the proposal were requested by 16 April 2004 and were received by post, email and telephone up until 23 April 2004.

Results

A total of 259 comments were received in the following categories:

Unqualified	YES	52
Qualified	YES	48
TOTAL		<u>100</u>

Unqualified	NO	11
Qualified	NO	148
TOTAL		<u>159</u>

- Qualified Yes Comments:

•	Totally supportive comments	19
•	Generally supportive comments	17
•	No to Norfolk Pines, yes to Pohutakawas	9
•	No due to Norfolk Pines (loss of view)	<u>3</u>
	TOTAL	48

- Qualified No Comments

Approximately 51 respondents declared opposition on 'loss of view' while eight comments were opposed to the Norfolk Pines for the loss of view.

There is support for Pohutakawas (11) rather than Norfolk Pines and opposition to planter boxes (16) for various reasons including loss of view.

Smaller numbers of respondents in this category cited: Cost, cyclist safety, car safety and present traffic volumes as issues for opposition.

ISSUES

- **Loss of View (reason not given)**

The location of these respondents is as follows:

• McCormacks Bay Road	8
• Main Road	6
• Cliff Street	3
• 16 other streets (generally St Andrews Hill, Mt Pleasant and Sumner)	34
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	TOTAL 51

The Norfolk Pines will have an impact on the McCormacks Bay Road properties but will not obstruct the view to the horizon.

The planter boxes with the Pohutakawas will have little or no effect on the view from the other properties in this group. The planter boxes will be grouped and there will be uninterrupted views between the groupings.

- **Common to Qualified Yes and No**

Loss of View - Norfolk Pines

The loss of view due to Norfolk Pines comment came from a total of 11 respondents, 4 of whom live in Rangatira Terrace and McCormacks Bay Road immediately south of the proposed plantings while the other seven came from residents of St Andrews Hills, Moncks Spur, Moncks Bay and Clifton.

The Norfolk Pines will not obstruct views from properties on Rangatira Terrace. However, the trees would have an impact for the properties on McCormacks Bay Road. The trees are spaced 15 - 18 m apart and there would be clear views between the trees. Also, the Norfolk Pines can have a 'lifted' canopy which would not obstruct the view to the horizon.

A photo-montage showing the Norfolk Pines from outside No 2 McCormacks Bay Road will be presented at the meeting.

No to Norfolk Pines - Yes to Pohutakawas

A total of 11 respondents, seven of whom live in Rangatira Terrace and McCormacks Bay Road while the other four live in Ferrymead, St Andrews Hill, Mt Pleasant and Moncks Bay, commented in this way.

The concerns of this group were the perceived loss of view (6) and the fact that Norfolk Pines were not native trees.

Norfolk Pine was selected as one of the trees to be planted in the Main Road planting scheme because there are already a number of mature specimens along the route in private plantings as well as good examples in The Brae Reserve and Sumner beachfront. Norfolk Pine is a tree that is often associated with coastal and beach landscape, for example Kaikoura, and it is a tree that will give a strong vertical scale and good visual connection along the route from Ferrymead to Sumner.

- **Other Concerns**

The issue of cyclist safety and car safety (16 respondents in total) has been satisfactorily addressed in the scheme as it is from a technical perspective and will be further considered as part of the final detailed design.

CONCLUSIONS

- Future repair/replacement of causeway walls will not interfere with planting on the McCormacks Bay side of the causeway. Proposals for the estuary side of the road should be integrated with but postponed until repair/replacement work has been designed and completed.
- The most common reason given for not supporting the proposal is "loss of view".
- Most people who responded in this way will not have views obstructed from their properties.
- The proposed plantings of Norfolk Pines at the west of the Community Centre will have an impact on the properties at this end of McCormacks Bay Road. However, there will be clear views between the trees.
- There is real support for the planting of Pohutakawas and some opposition for the planter boxes.
- The groups of planter boxes with Pohutakawas will allow uninterrupted views between the groupings.
- Norfolk Pine was selected as a tree option associated with coastal landscape, will give a strong vertical scale and will provide a good visual connection from Ferrymead to Sumner.
- Notwithstanding the number of respondents who do not support the work, the Transport and City Streets Unit recommends that the plantings be done according to the current plan which will achieve the projects objective of "increasing the level of planting from the City to Sumner".

- The Hagley/Ferrymead Community Board recommend a plan for low ground cover.

Staff

- Recommendation:**
1. That in view of the need to strengthen the seawall on the causeway the plan for Pohutakawas in planters be deferred and reviewed after the strengthening work has been completed.
 2. That if the planting plan for Norfolk Pines is approved this work proceed to final design, tender and construction.
 3. That if the low level planting plan for the McCormacks Bay side of the causeway is supported, approval be given to consult with the community on that plan.

Chairman's

- Recommendation:**
1. That in view of the need to strengthen the sea wall on the causeway in the near future, the plan to beautify that area by way of planting low cover and/or trees, be deferred until after the strengthening work has been completed.
 2. That the staff report on how the available funds might now be applied towards beautifying other parts of the City to Sumner arterial route.