



Christchurch City Council

SPREYDON/HEATHCOTE COMMUNITY BOARD

AGENDA

TUESDAY 16 DECEMBER 2008

AT 4.30PM

AT BECKENHAM SERVICE CENTRE

**IN THE BOARDROOM,
66 COLOMBO STREET, CHRISTCHURCH**

Community Board: Phil Clearwater (Chairperson), Oscar Alpers, Barry Corbett, Chris Mene, Karolin Potter, Tim Scandrett and Sue Wells.

Community Board Adviser

Jenny Hughey
Telephone: 941-5108
Email: jenny.hughey@ccc.govt.nz

- PART A - MATTERS REQUIRING A COUNCIL DECISION
- PART B - REPORTS FOR INFORMATION
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1. **APOLOGIES**

2. **CONFIRMATION OF MEETING REPORT – 5 DECEMBER 2008**

The minutes of the Board's ordinary meeting of Friday 5 December 2008 are **circulated separately**.

CHAIRPERSON'S RECOMMENDATION

That the minutes of the Board's meeting of 5 December 2008 be **confirmed**.

3. **DEPUTATIONS BY APPOINTMENT**

3.1 Stephen McDonald, Community Probation and Psychological Service
Stephen McDonald, Project Manager will update the Board on a proposed accommodation project for the Community Probation and Psychological Service.

3.2 Janet Allan - Ernle Reserve.

3.3 Biddy Pollard - Ernle Reserve.

3.4 Wayne Johnson of the Hillmorton Dairy – Coppell Place Parking

Mid-Heathcote River / Opawaho Linear Park Masterplan

3.5 Mike Thornley

3.6 Eugene Sage

3.7 Steve Ranford on behalf of Riverlaw Terrace to King George V Reserve Residents.

4. **PETITIONS**

5. **NOTICES OF MOTION**

6. **CORRESPONDENCE**

7. **BRIEFINGS**



8. CHANGE OF SHAREHOLDING AND ASSIGNMENT OF LEASE – SIGN OF THE TAKAHE (BOWIN HOLDINGS LTD)

General Manager responsible:	City Environment, Jane Parfitt, DDI 941-8608
Officer responsible:	Unit Manager, Transport and Greenspace, Alan Beuzenberg
Author:	Bill Binns, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to seek the Boards recommendation to the Council that it approves the assignment and change of shareholding of the lease with Bowin Holdings Limited (Sign of the Takahe).

EXECUTIVE SUMMARY

2. The current lease is with Bowin Holdings Limited whose shareholders are Joanna Lesley Unwin and Mark Timothy Bouvet.
3. Joanna Urwin has decided to resign her shareholdings in the current company and her shareholdings have been taken up by a new shareholder Richard Logan Freeman.
4. Mr Freeman, whilst not having direct restaurant experience has extensive business experience as a director/franchiser of David Reid Homes NZ Limited, Director/Franchise Business Systems and Sale director of RLJ Developments and has property interests and developments in Fiji on both Denarau and Naisoso Island.
5. Mr Mark Bouvet will be responsible for the day to day running of the restaurant.
6. Pursuant to clause, 34.3 of the Deed of Lease whereby there is a change in the shareholding in the company (65 percent Richard Logon Freeman – Bowin Holdings Limited) then this is deemed to be an assignment of the lease.
7. Bowin Holdings Limited is seeking the approval of Council to the change of shareholding of The Company. It's operation and service are not affected by this change and The Company name (Bowin Holdings Limited) remains the same.

FINANCIAL IMPLICATIONS

8. There are no financial implications involved with the change in shareholding.

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

9. Yes as above (8).

LEGAL CONSIDERATIONS

10. In this instance the only requirement that needs to be considered for the consent to the assignment is covered by clause 34.1 (a) of The Deed of lease and this states, "If the tenant proves to the landlord's satisfaction they are responsible and have the financial resources to meet the tenants commitments then the landlord shall give consent".
11. These conditions have been met by the new shareholder.

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

12. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

13. Not applicable.

8 Cont'd.

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

14. Not applicable.

ALIGNMENT WITH STRATEGIES

15. Not applicable.

Do the recommendations align with the Council's strategies?

16. Not applicable.

CONSULTATION FULFILMENT

17. Not applicable.

STAFF RECOMMENDATION

It is recommended that the Board recommend to the Council:

- (a) That it consents to and records the assignment of the lease occurring as a result of the change in shareholding of Bowin Holdings Limited.
- (b) That the assignee Bowin Holdings Limited meets all costs of the assignment of the lease.

CHAIRPERSONS RECOMMENDATION

That the staff recommendation be supported.

9. COPPELL PLACE – PROPOSED P30 PARKING RESTRICTION

General Manager responsible:	General Manager City Environment, Jane Parfitt, DDI 941-8608
Officer responsible:	Transport and Greenspace Manager, Alan Beuzenberg
Author:	Abigail Rooney – Traffic Engineer Community

PURPOSE OF REPORT

1. The purpose of this report is to seek the Spreydon/Heathcote Community Board's approval to install a P30 parking restriction on the northern side of Coppel Place.

EXECUTIVE SUMMARY

2. The Council staff have received a request from Hillmorton Dairy, situated at 7 Coppel Place, that 30 minute parking restrictions be installed in four parking spaces outside their and neighbouring premises. Please refer to the **attached plan**.
3. The particular part of Coppel place in which these four parking spaces are situated is immediately outside five retail businesses. There are another four parking spaces west of the proposed 30 minute parking spaces that are unlimited. There are four other unlimited parking spaces across the road.
4. The five retail businesses that occupy the premises outside of which these four spaces are situated are all seven day operations. They include three takeaway food shops, a second-hand shop and the Hillmorton Dairy.
5. The average transaction time for a customer in the takeaways shops varies from 10 to 15 minutes. Transactions are usually shorter than 10 minutes in the dairy, but can be longer than 15 minutes in the Second Hand Shop. The current unlimited parking restrictions in this commercial area mean that the parking spaces are often being used for longer term parking thereby denying short term parking to the customers of these businesses.
6. The installation of 30 minute restrictions on these four parking spaces will help ensure a regular turnover of these four parking spaces and provide an increased level of service to those businesses. The remaining four parks adjacent to and four parks across the road will remain for people wanting longer term parking.
7. The Land Transport (Road User) Rule 2004 deems that the 30 minute parking restriction will apply from 8 am to 6 pm Monday to Sunday.
8. All of the businesses on the northern side of Coppel Place were consulted. Those businesses outside of which these four spaces are situated supported the installation of the proposed restrictions.

FINANCIAL IMPLICATIONS

9. The estimated cost of this proposal is approximately \$600.

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

10. The installation of road markings and signs is within the LTCCP Streets and Transport Operational Budgets.

LEGAL CONSIDERATIONS

11. Part 1, Clause 5 of the Christchurch City Council Traffic and Parking Bylaw 2008 provides Council with the authority to install parking restrictions by resolution.
12. The Community Boards have delegated authority from the Council to exercise the delegations as set out in the Register of Delegations dated April 2008. The list of delegations for the Community Boards includes the resolution of parking restrictions.

9 Cont'd.

13. The installation of any parking restriction signs and/ or markings must comply with the Land Transport Rule: Traffic Control Devices 2004.

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

14. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

15. Aligns with the Streets and Transport activities by contributing to the Council's Community Outcomes-Safety and Community.

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

16. As above.

ALIGNMENT WITH STRATEGIES

17. The recommendations align with the Parking Strategy 2003.

Do the recommendations align with the Council's Strategies?

18. As above.

CONSULTATION FULFILMENT

19. Consultation was carried out with all of the businesses in the area.

During the consultation seven forms were distributed, five or 70 percent replied. Three or 60 percent supported the proposed restrictions with two or 40 percent opposed to the restrictions.

20. There was no consultation with the residents association.

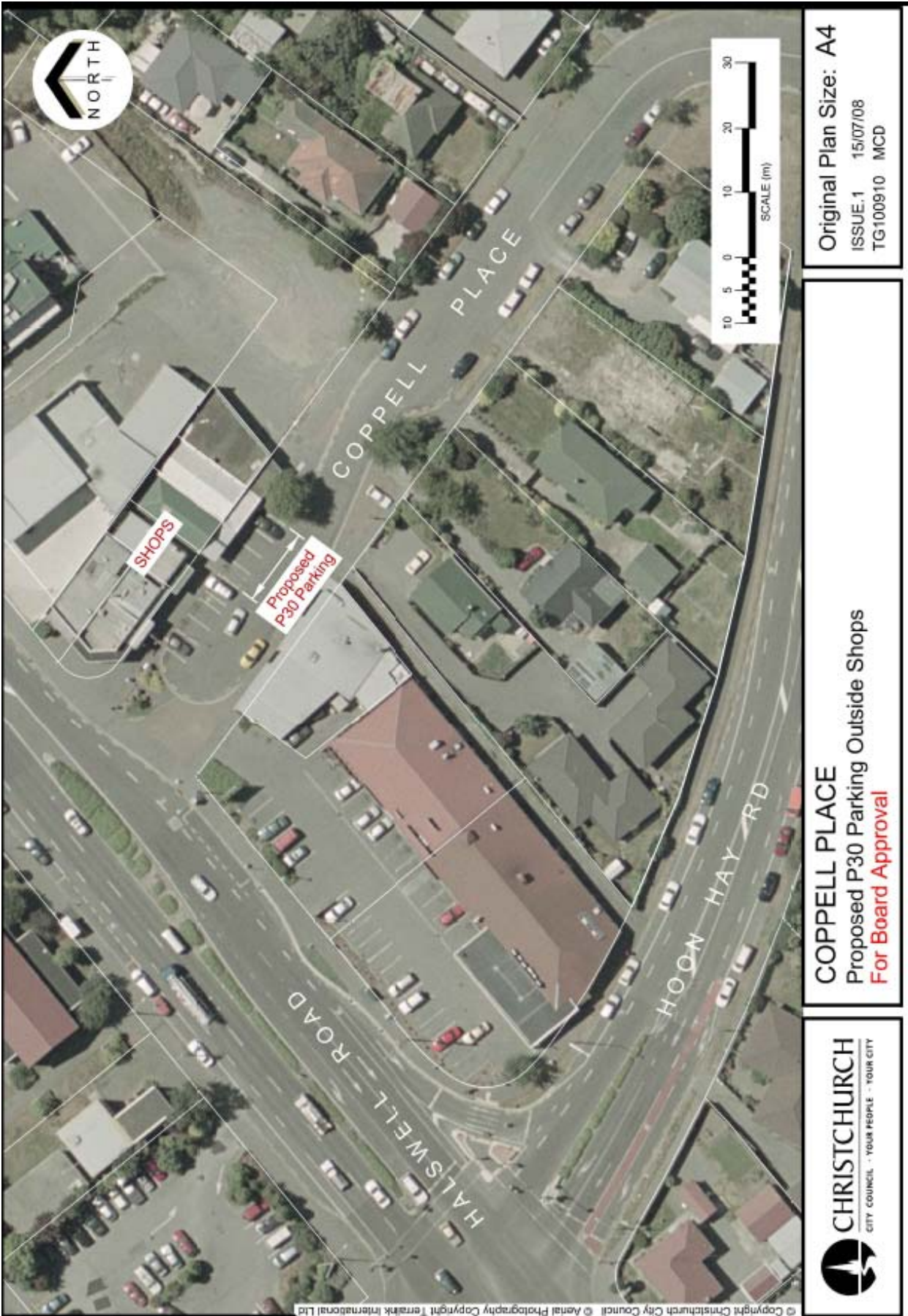
21. The officer in Charge- Parking Enforcement agrees with this recommendation.

STAFF RECOMMENDATION

It is recommended that the Spreydon/Heathcote Community Board approve that the parking of vehicles be restricted to a maximum period of 30 minutes on the northern side of Coppel Place commencing at a point 30 metres in an easterly direction from its intersection with Halswell Road and extending in an easterly direction for a distance of 12 metres.

CHAIRPERSONS RECOMMENDATION

For discussion.



10. DICKENS STREET VESTING OF RESERVE

General Manager responsible:	General Manager City Environment, Jane Parfitt: DDI 941 8608
Officer responsible:	Unit Manager, Transport & Greenspace
Author:	Stuart McLeod, Property & Leasing, Adviser

PURPOSE OF REPORT

1. The purpose of this report is to ensure that the wording of the resolution passed by the Community Board on 16 September 2008 declaring those parcels of land each containing 505m² being described as Lots 4 and 5 Deposited Plan 149 and contained in Certificates of Title CB18A/1014 and CB20F/16 as a Recreation Reserve for the purposes described in Section 17 of the Reserves Act 1977 is sufficient for the Department of Conservation to publish the declaration in the New Zealand Gazette.

EXECUTIVE SUMMARY

2. The Board previously considered this matter on 16 September 2008 and resolved to declare the above parcels of land as Recreation Reserve.
3. The Department of Conservation have advised that the resolution adopted on 16 September 2008 is inadequate for their operating requirements and they have advised of the correct wording to be used.
4. This report will ensure that the Department of Conservations operating requirements are met and the notice declaring the land to be a recreation reserve can be published in the New Zealand Gazette.

FINANCIAL IMPLICATIONS

5. None.

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

6. Not applicable.

LEGAL CONSIDERATIONS

7. Not applicable.

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

8. Not applicable.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

9. Not applicable.

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

10. Not applicable.

ALIGNMENT WITH STRATEGIES

11. Not applicable.

Do the recommendations align with the Council's strategies?

12. Not applicable.

10 Cont'd.

CONSULTATION FULFILMENT

13. Not applicable.

STAFF RECOMMENDATION

It is recommended that the Community Board acting under delegated authority from the Christchurch City Council pass the following resolution:

- (a) In exercise of the powers conferred on it by Section 14 of the Reserves Act 1977, the Christchurch City Council hereby resolves that the land held by the city in fee simple and described in the Schedule, be declared to be a recreation reserve for the purposes specified in Section 17 of the said Act.

SCHEDULE

- (i) 505m² being Lot 4 DP 149, CT18A/1014
- (ii) 505m² being Lot 5 DP 149 CT CB20F/16

CHAIRPERSONS RECOMMENDATION

That the staff recommendation be supported.

11. LONGHURST WALKWAY LANDSCAPE CONCEPT AND TRACK UPGRADE

General Manager responsible:	General Manager City Environment, Jane Parfitt, DDI 941-8608
Officer responsible:	Transport & Greenspace Manager, Alan Beuzenberg
Author:	Consultation Leader – Greenspace, Ann Campbell

PURPOSE OF REPORT

1. The purpose of this report is for the Community Board to approve the final landscape and track upgrade plan (**refer Attachment 1**) for the Longhurst Walkway and to proceed to detailed design and construction.

EXECUTIVE SUMMARY

2. The land which forms part of the Longhurst Walkway was vested to the Council in 2001 as part of a new subdivision and connects the lower part of Longhurst Terrace and the upper end of Holliss Avenue. The reserve is facing north and the land is a steep gully with a waterway and several rocky outcrops.
3. A rough walking track was built between Longhurst Terrace and Holliss Avenue when the reserve was first vested to provide public access between these two roads. The existing steps are very steep and the tread depth and width is not comfortable for walking down.
4. In 2007 a clean up of the reserve was undertaken and this allowed the Council the opportunity to carry out a detailed survey in preparation for developing this landscape concept plan. The plan proposes the upgrading of the current track to a crushed chip surface, upgrade of the existing steps with a handrail and build a new staircase over the rock outcrop from Holliss Avenue (the existing steps from Holliss Avenue are currently on private land).
5. A new informal nature walk will also be formed, this track will provide a seat with views to the city and will allow access to the lower section of the reserve to experience the rocky waterway and vegetation.
6. The reserve will be planted with species suitable to this site and the planting will consist of three main plant groups – gully planting for damp stream margins, rock outcrops and tussock grasslands for steep dry sites, and forest areas for deeper soils.

FINANCIAL IMPLICATIONS

7. Funding for this project has been allocated in the Transport & Greenspace Capital budget:

Waterways & Wetlands Stream Restoration – Hillside	\$90,000	2008/09
Longhurst Reserve		
Estimated cost for this project is	\$85,000	

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

8. Yes – as per above.

LEGAL CONSIDERATIONS

9. All required consents will be applied for and work will commence once these have been approved.
10. All work will be carried out by a Council approved contractor.

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

11. Yes – as per above.

11 Cont'd.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. Parks Access Policy
Leisure, Parks and Waterways Plan
Environmental Policy
Waterways, Wetlands & Drainage Guide

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

13. Yes – as per above.

ALIGNMENT WITH STRATEGIES

14. Draft Biodiversity Strategy
Open Space Strategy

Do the recommendations align with the Council's strategies?

15. Yes – as per above.

CONSULTATION FULFILMENT

16. In September 2008, 330 public information leaflets (**refer Attachment 2**) were distributed to the local community and key stakeholders with a proposed concept plan.

17. There was an excellent degree of community engagement with 84 submissions received, which were largely supportive of the project and also providing the project team with great feedback.

- Submissions received 84
- Support concept plan 81
- Do not support concept plan 2
- Position not indicated 1

18. The main issues raised during the consultation were:

(a) **Linkages from the reserve to Iles Lane and directly down the gully to Holliss Avenue**

All land surrounding the reserve is privately owned and Council has no current legal access other than what is outlined on the landscape plan. Council will monitor future opportunities arise for either purchase or Reserve Contribution through subdivision.

(b) **Comments regarding proposed planting attracting birds and providing colour**

A number of the proposed plantings will attract birdlife to the area, and as there is a variety of species this will also provide colour.

(c) **Track accessibility for everyone**

Due to the constraints of the site, including a rock bluff at Holliss Avenue entrance, it is not possible to make this reserve wheelchair accessible, this also means access for pushchairs is limited.

(d) **Comments regarding new staircase including cost and design**

The new staircase is necessary to access the reserve safely as the entrance to the Reserve from Holliss Avenue comes over a rocky bluff. The current entranceway from Holliss Avenue is not on Council land and this needs to be rectified.

11 Cont'd.

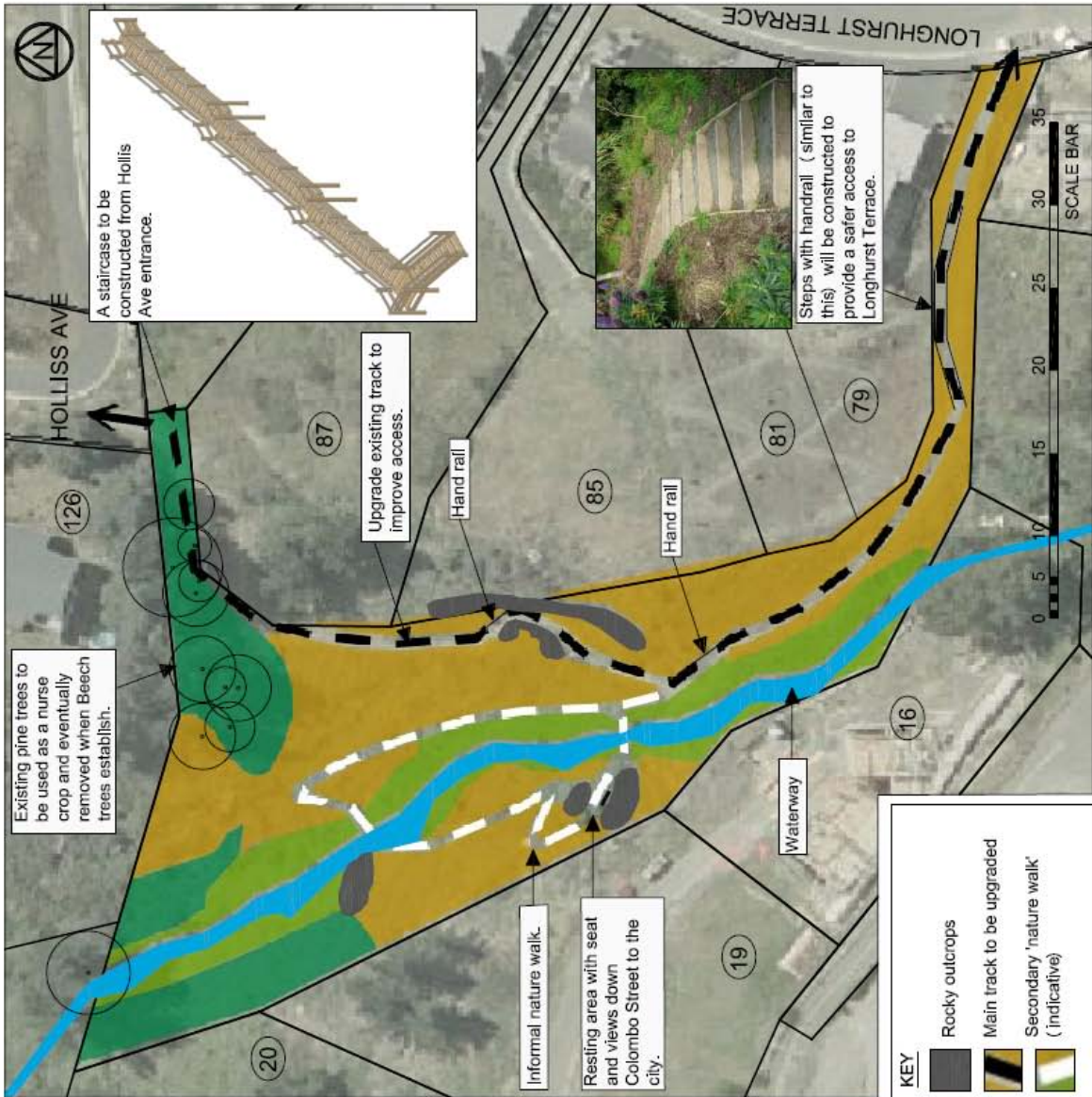
19. Some comments were received about the possibility of community planting days. This will be considered by the Project Team at the time of planting, however, due to the constraints of the site and possible safety issues, it may not be an event that can be undertaken. There are a number of opportunities for community planting days on the Port Hills on sites more suitable for groups, these are arranged by the Port Hills Ranger Team.
20. A request was received for a drinking fountain, and this will be considered in the future should additional funding become available.
21. As a result of the consultation no changes were made to the final plan for Longhurst Walkway. The main issues raised during the consultation are identified above with a response from the Project Team. These issues did not require any changes to the concept plan.
22. Overall the feedback received was very positive and the local residents are very enthusiastic about the upgrade and have indicated that they will be using this walkway regularly in the future.
23. All respondents have been sent a final reply letter thanking them for their input. This letter also informed respondents when the plan will be presented to the Spreydon/Heathcote Community Board for approval. Details of the meeting (time, date, venue etc) were also provided so that any interested people could attend or address the Board prior to the decision being made.

STAFF RECOMMENDATION

It is recommended that the Spreydon/Heathcote Community Board approve the final landscape and track upgrade plan for the Longhurst Walkway and to proceed to detailed design and construction.

CHAIRPERSONS RECOMMENDATION

For discussion.



Original Plan Size: A3
 ISSUE 12/11/08
 Scale 1:500

FOR BOARD APPROVAL

Longhurst Walkway Landscape Concept & Track Upgrade

KEY & INDICATIVE PLANT LIST

Gully area (damp, shaded, stream margin)

	wind grass
	hen & chicken fern
	Asplenium bulbiferum
	Astelia fragrans
	Blechnum minus
	swamp kikob
	Carex secta
	Chinochloa rigida
	Coprosma propinqua
	Cordyline australis
	Dicksonia squarrosa
	Dianella nigra
	Phormium cookianum
	Polystichum vestitum

Rocky outcrops and Grasslands (steep, thin soil, dry)

	purple bitbird
	wind grass
	Astelia nevosa
	bush flax
	Kaikoura shrub groundsel
	tussock
	Celmisia incana
	Chinochloa flavicans
	Coprosma acerosa
	Coprosma propinqua
	Diphysma australe
	Hebe albicans
	Hebe plumaleoides
	Hebe stricissima
	Kunzea ericoides
	Muehlenbeckia complexa
	Pachystegia insignis
	Phormium
	Pseudopanax crassifolius
	Scleranthus biflorus
	Sophora prostrata

Forest areas (beech trees and underplanting)

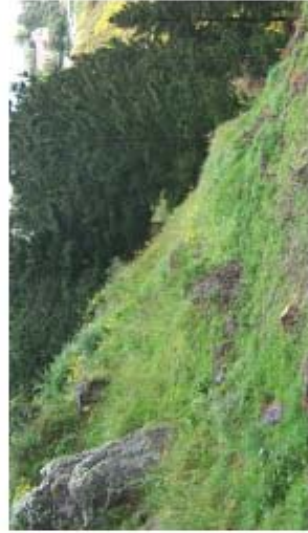
	NZ oak
	rock lily
	Asplenium bulbiferum
	Blechnum penna-martha
	Carpodetus serratus
	Coprosma propinqua
	Girardinia littoralis
	Macropiper excelsum
	Nothofagus solandri
	pepper tree
	black beech
	marble leaf
	little hard fern
	hen & chicken fern



Longhurst Walkway Landscape Concept and Track Upgrade

The land which forms part of the Longhurst Walkway was vested to the Council in 2001 as part of a new subdivision and connects the lower part of Longhurst Terrace and the upper end of Holliss Avenue. The reserve is north facing and the land is a steep gully with a waterway and several rocky outcrops.

A rough walking track was built between Longhurst Terrace and Holliss Avenue when the reserve was first vested to provide public access between these two roads. The existing steps are very steep and the tread depth and width is not comfortable for walking down.



In 2007 a clean up of the reserve was undertaken and this allowed the Council the opportunity to carry out a detailed survey in preparation for developing this landscape concept plan. Funding is now available to carry out development work within the reserve. This work will consist of upgrading the current track to a crushed chip surface, upgrade the existing steps with a handrail and build a new staircase over the rock outcrop from Holliss Avenue. An informal nature walk will also be formed, this track will provide a seat with views to the city and will allow access to the lower section of the reserve to experience the rocky waterway and vegetation.

The reserve will be planted with species suitable to this site and a list of indicative species is included in this consultation document. The plant area consists of three main plant groups – gully planting for damp stream margins, rock outcrops, and tussock grasslands for steep and dry sites and forest areas with deeper soil.



CHRISTCHURCH
CITY COUNCIL - YOUR PEOPLE - YOUR CITY



HAVE YOUR SAY

The Christchurch City Council has prepared a concept plan for a landscape enhancement and track upgrade for Longhurst Walkway between Holliss Avenue and Longhurst Terrace.

To assist us with this proposed development, we would like to determine the views of the local community prior to commencing detailed design and construction.

You can comment by:

- Returning the freepost feedback form enclosed with this consultation document
- Visiting the Christchurch City Council 'Have Your Say' website at: www.ccc.govt.nz/haveyoursay
- Email to: consultation@cccnham@ccc.govt.nz

If you would like to discuss any aspect of this proposed plan or consultation process, please contact either:

Ann Campbell
Consultation Leader
Phone 941 5111 or (027) 473 3792

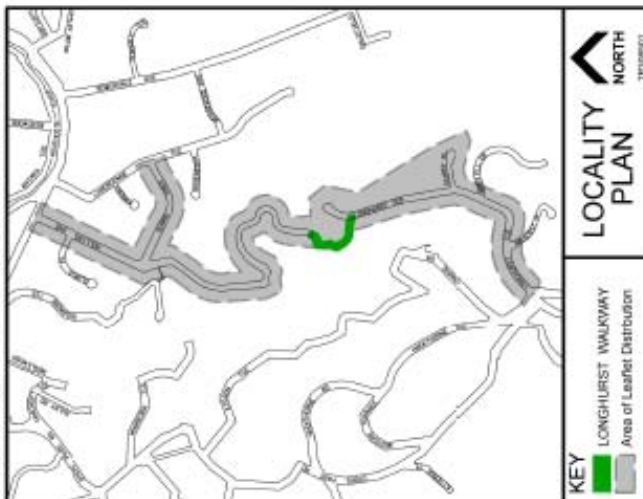
OR

Steven Gray
Project Leader
Phone 941 8256 or (027) 482 1453

Please ensure we receive your feedback by **Wednesday 1 October 2008**.

TIMELINE

The track upgrade and staircase is planned for construction in March 2009, with the planting to follow in May 2009. This coming summer period will allow time to control any regrowth of weed species before planting starts. This timeframe will be dependent on obtaining all required consents.



PLEASE HAVE YOUR SAY

Your input will mean that the Longhurst Walkway landscape and track upgrade enhancement project fulfils community aspirations and provides an improved landscape and recreational environment for everyone to enjoy.

Please return your submission no later than: **Wednesday 1 October 2008**



Ann Campbell
Consultation Leader – Greenspace
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Email: steven.gray@ccc.govt.nz

12. MID-HEATHCOTE RIVER / OPAWAHO LINEAR PARK MASTERPLAN – RECOMMENDED CHANGES

General Manager responsible:	City Environment, Jane Parfitt DDI 941-8608
Officer responsible:	Richard Holland, Planning and Investigations Team Manager
Author:	Lyndsey Husband – Waterways Planner

PURPOSE OF REPORT

1. The purpose of this report is to present the project teams recommended changes to the Mid-Heathcote River / Ōpawaho Masterplan upon conclusion of the public consultation process and analysis of their submissions. This information has been provided in a format that will enable the Board to decide what changes should be adopted within the Masterplan for this document to be recommended for adoption by the Community Board to Council.

EXECUTIVE SUMMARY

2. The project team reviewed the submissions made by the community and identified a number of changes that could be made to the Masterplan, while ensuring that community needs and desires are delivered without compromising the vision and key goals of the Masterplan and Council. The project teams recommended changes relate to roading, vegetation, cycleways / footpaths and parking.
3. To assist the Community Board's decision on what recommendations should be adopted the team has generally presented two amendment options. In the background section of this report details of the positives and negatives associated with the recommendations have been discussed to also aid the Boards decision making process.

FINANCIAL IMPLICATIONS

4. It is proposed in the Masterplan that the priority projects will occur first, including Aynsley Terrace and the South Christchurch Library Park. The remainder of the river will be broken down into 7 sections and it is intended that works will begin at the South Christchurch Library and proceed down-river towards the Opawa Road Bridge. It is proposed that the project will span 12 years, from 2010/11 – 2020/21. Initial planning will occur in 2009/2010.
5. The project has a projected cost of \$11,500,000 over 12 years. Funding for the work programme, which is included in the Masterplan have been applied for, to be considered as part of the 09/19 LTCCP.

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

6. The project does align with the 2006-2016 LTCCP with funding already in that plan with between \$90,000 to \$150,000 per year for the next four years for replacement tree planting and bank works.

LEGAL CONSIDERATIONS

7. The Local Government Act 2002 establishes democratic local decision making and action by and on behalf of communities, and promotes the social, economic, environmental and cultural well being of communities in the present and future.

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

8. Considering the above, there has been an extensive consultation process, involving the community, undertaken in a manner prescribed by the Act whereby all views and preferences are considered.

12 Cont'd.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

9. The Masterplan is in line with the LTCCP and the activity management plans, in that Council set an objective for a level of service to:
10. Provide and manage Community Parks, Garden & Heritage Parks, Sports Parks and Riverbanks & Conservation Areas throughout the city that provide amenity values, areas for recreation and organised sport, garden environments and green corridors, that contribute to the city's natural form, character, heritage and Garden City image.' Protecting and enhancing the life supporting capacity of the city's waterways and wetlands.

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

11. As a major green corridor through Beckenham, St Martins and Opawa the Mid-Heathcote River / Ōpawaho Linear Park Masterplan is an important community park and the waterway supports the values expressed in the LTCCP.

ALIGNMENT WITH STRATEGIES

12. It is considered that the Masterplan is in line with Council strategies including:
 - (a) Waterways and Wetlands Natural Asset Management Strategy
 - (b) Biodiversity Strategy
 - (c) Draft Open Spaces Strategy
 - (d) Environmental Policy
 - (e) Parks and Waterways Access Policy
 - (f) Draft Surface Water Strategy

Do the recommendations align with the Council's strategies?

13. The Masterplan does align with the strategy documents listed above.

CONSULTATION FULFILMENT

14. The consultation process followed by this Masterplan has been comprehensive. Initial issues gathering was undertaken in 2005, when the public were asked how they would like the central section of the Heathcote River / Opawaho to be developed.
15. The Masterplan was then developed based on the information collected in 2005 and this was presented to the Spreydon/Heathcote Community Board in 2008 prior to public consultation being undertaken.
16. In July – August 2008 the community were consulted in relation to the content of the proposed Masterplan. During this period two workshops were run where by individuals from the members of the community could come along and ask questions of the project team in relation to any concerns that they may have.
17. Due to requests from the community to talk to the board members, all written submitters were given the opportunity to submit their comments verbally to the board on the 31st October 2008.
18. It is intended that the content of this report is reviewed by the board members taking account of all written and verbal submissions made by the public.

12 Cont'd.

STAFF RECOMMENDATION

Supporting information for each of the recommendations below is provided in the background section. Cross referencing is also provided with each of the recommendations.

It is recommended that the Board recommend to the Council:

- (a) A phased approach to the implementation of works affecting Hunter Terrace and the Pipeyard (Plan 1) be accepted, (which includes recommended changes to the original plan to take account of comments received from the community) as indicated in the figures attached and described below. Phase 1 would be undertaken within the sequence of works recommended in the Mid-Heathcote River / Ōpawaho Linear Park Masterplan (10 year programme) and Phase 2 would occur on conclusion of further traffic assessment and consultation with the public.
- (b) A phased approach to the implementation of works affecting Eastern Terrace and Beckenham Ponds (Plan 5 & 6) be accepted, (which includes recommended changes to the original plan to take account of comments received from the community) as indicated in the figures attached and described below. Phase 1 would be undertaken within the sequence of works recommended in the Masterplan (10 year programme) and Phase 2 would occur on conclusion of further traffic assessment and consultation with the public.
- (c) That prior to the finalisation of the Masterplan (after the Masterplan has been to Council) the tree list is revised to reflect the input from the community (the balance between native and exotic species will not be changed in the tree list but the diversity of species will be increased and species removed from the list if the community and the project team consider them inappropriate) and to provide more detail on why each species was selected eg. disease resistance, food source for birds etc.
- (d) The adoption of either Option 1 to maintain the status quo in front of properties 273 – 287 Centaurus Road or Option 2 the development of a reinforced grass path along the river bank.
- (e) The addition of a sheet of road edge treatments to the appendix of the Masterplan which details the road margin treatments which could be used to prevent vehicles from parking on the river bank.
- (f) Funding for the works be considered in the 2009/19 LTCCP process.

CHAIRPERSONS RECOMMENDATION

For discussion.

12 Cont'd.**BACKGROUND (THE ISSUES)**

19. The project team reviewed all information submitted (written and verbal), during the public consultation period from July – August 2008 (including the verbal submissions day on the 31 October 2008), in relation to the draft Masterplan proposals. It was identified from this process that the community were concerned about a number of issues and had requested changes to the plan.
20. These requests / comments were reviewed in relation to the vision and key goals of the Masterplan and where considered appropriate the project team have made recommendations for changes to the Masterplan. If on analysis of the situation it was determined that the suggestions by the public were not in line with the objectives of the Masterplan it has been discussed as to why changes have not been recommended. Therefore, the Community Board will be provided with all information upon which to make their decisions.
21. Attached to this report are two summary sheets. Sheet 1 is a Summary Information Sheet which indicates that 63 percent of submitters were in support of the plan and ten percent were opposed (27 percent did not respond to this question). In addition 69 percent were in support of the park around the South Christchurch Library, while six percent were opposed to the creation of a park (22 percent did not respond to this question). This summary information sheet also provides an overview of all of the issues that the community had in relation to the masterplan and the number of submitters that commented on these issues.
22. To aid the analysis of the information these issues were then broken down into eight categories and analysed further (issues covered are summarised in Sheet 2 - Categorical Summary Sheet). These categories included:
- (a) Roading – closures, parking on river banks etc.
 - (b) Water Management – flooding, water quality etc.
 - (c) Vegetation
 - (d) Maintenance
 - (e) Pavements, walk/cycleways and parking on river banks
 - (f) Bridges, access to river and boat access
 - (g) Artwork
 - (h) Facilities – play grounds, bins etc.
23. To aid the Community Board with their decision making the recommendations or comments from the team will be discussed in relation to these categories, therefore our recommendations can be read with the comments submitted by the public.

Roading Issues

24. The Masterplan includes six proposed road closures:

Proposed Road Closure	Number of Comments in Support	Number of Comments Against	Number of Comments that Expressed Concern
Hunter Terrace from Colombo St to South Christchurch Library car park	Road already legally closed and no objections were raised.		
Hunter Terrace from South Christchurch Library car park to Rifle Club	8 (3% of submitters)	20 (9% of submitters)	5 (2% of submitters)
Waimea Terrace	3 (1% of submitters)	24 (10% of submitters)	5 (2% of submitters)
Closures on Eastern Terrace (closure between Malcolm Ave and Martin Ave and the closure by Beckenham Park)	9 (4% of submitters)	27 (12% of submitters)	1 (1% of submitters)
Closure of slip road from St Martins Road onto Riverlaw Terrace	No submissions made specifically in relation to this closure		
All road closures	5 (2% of submitters)	3 (1% of submitters)	2 (1% of submitters)

12 Cont'd.

Hunter Terrace Road Closures and Waimea Terrace – Plan 1

25. The top section of Hunter Terrace from Colombo St to the library car park has previously been legally closed and submitters did not express concern about the closure of this section of road.
26. Concerns related to the closure of the second section of Hunter Terrace between the library car park and the rifle club. Concerns were also expressed in relation to the closure of Waimea Terrace. The closures along Waimea Terrace and Hunter Terrace were developed to complement each other and therefore are discussed together in this report. The key concerns for the public are summarised below:
 - (a) Concerns have been expressed in relation to the safety of the road junction onto Colombo Street from the library and Waimea Terrace and it has been expressed that users prefer to access / egress the library from Hunter Terrace and to leave Waimea Terrace via Sandwich Road, which would not be possible if the Masterplan was implemented as is.
 - (b) Closures will reduce response times of emergency vehicles along the river.
 - (c) Concerns have been expressed in relation to available parking – this includes parking at the library, Bowling Club and Cashmere Club.
 - (d) It has been questioned as to whether the Malcolm Ave / Colombo St junction can take the additional traffic caused by the closures.
 - (e) It has been expressed that it is unacceptable to inhibit the driving movements of residents along the river.
 - (f) Concerns about the bowling club in relation to vehicle parking and access / egress with the Waimea Terrace closure.
 - (g) Concern as to the safety of pedestrians crossing the library entrance at Colombo Street.
27. In response to these concerns the project team reviewed the proposals and identified that a phased approach to the implementation of the proposals could be adopted. This approach would allow further public consultation and traffic assessments to be undertaken prior to the final closure of the road. In addition to this recommendation, modifications to the proposed road layout and car parking have been undertaken to take account of community recommendations and concerns.

Table 1 Recommendations for Phase 1 illustrated in revised Plan 1 – Phase 1

Note: This phase would be implemented within the schedule of works in the Masterplan.

Recommended Changes for Phase 1	Reasoning
Change road closure between the library car park and the rifle club into a single lane between the two car parks. The single lane would be cobbled to reduce traffic speeds.	There were concerns in relation to the closure of this section of Hunter Terrace. On review of the Masterplan and the comments received it was identified that prior to the road closures being taken forward it would be necessary for further analysis of traffic movements within the area and consultation with the community. Therefore in Phase 1 the road closure of this lower section of Hunter Terrace will not occur. It is recommended that the proposed car parks on the Masterplan are linked by a single lane, which will allow the movement of all vehicles, but will slow their movements. This section of road would also be cobbled to encourage the slow movement of traffic in an area that will have potentially a high level of pedestrian traffic.
Relocation of the tennis court.	The proposed tennis court will be relocated to the rear of the park to accommodate the potential future construction of a car park, which is proposed in Phase 2.
Alteration of the surface of Hunter Terrace where it runs in front of the Library.	It is proposed that the road surface along the section of Hunter Terrace situated adjacent to the existing library car park is replaced with cobbles to remind drivers they are in an area where high number of pedestrians will be crossing.
Provision of bus parking.	The parallel parking bays that are currently allocated as car parks at the entrance to Hunter Terrace / library will be re-designated as bus parking.

12 Cont'd.

<p>Upgrade of the junction of Hunter Terrace with Colombo Street.</p>	<p>If Hunter Terrace is to retain the function of a local road then it is considered that the Colombo Street junction needs to be upgraded so that pedestrians are aware that they are crossing a road rather than an access way into a facility.</p> <p>Therefore, curbing would be installed and the junction would be reviewed as to whether it needs widening or altered. Improvements to this junction would need to relate to changes that will occur to Colombo Street with the priority by bus lane being constructed.</p>
<p>Convert road closure on Waimea Terrace to a single lane pinch point.</p>	<p>Closure was recommended in response to community concerns in 2005 that the closure of Hunter Terrace would significantly increase the traffic on Waimea Terrace.</p> <p>Consultation has identified that the local residents currently prefer to exit this area via Sandwich Road as they view the access on to Colombo St to be unsafe. However, it is noted from road accident data that no accidents have occurred at this junction in the last 5 years – therefore no changes have been recommended for the junction.</p> <p>The Beckenham Bowling Club have had an ongoing need for car parking, and for bus parking when competitions are held. Council is currently talking to the club as to the future of this facility, but it is considered unlikely that changes to its use will occur in the near future.</p> <p>Taking account of the existing pressures within this area and the concerns that traffic levels could increase along Waimea Terrace, following the closure of Hunter Terrace, the project team recommends that the proposed road closure be amended to a pinch point. Therefore, in the same location as the proposed road closure a section of the road would be made single lane as a traffic calming measure, while ensuring the movement of all vehicles is still possible.</p>

Table 2 Recommendations for Phase 2 illustrated in revised Plan 1 – Phase 2 Note: This phase would be implemented upon conclusion of further traffic assessment and consultation with the public.

<p>Recommended Changes for Phase 2</p>	<p>Reasoning</p>
<p>Closure of the section of Hunter Terrace between the library car park.</p>	<p>On review of the proposals it is still recommended that the closure of Hunter Terrace at this location would be preferred to ensure that safety of visitors to the park and the library and to enhance the environment within this location.</p> <p>Therefore, upon completion of analysis of traffic information and further consultation with the community it is recommended that the single lane of traffic would be removed (if supported by the traffic data collected).</p>

12 Cont'd.

Provision of car parking	<p>It is acknowledged that there is heavy usage of the library and that the car park is currently not large enough for the facility. Phase 1 provides for additional on street car parking. Therefore, upon closure of the road and removal of on street parking, it is proposed that a car park is constructed along the boundary of the pumping station above the proposed tennis courts.</p> <p>However, while the library does currently have a problem with the large number of vehicles needing to park it would be contrary to other Council initiatives to provide any more parking than discussed in Phase 1 and Phase 2 of this plan (Strategies encouraging alternative modes of transport and suggest careful consideration of the provision of car parking include the draft Christchurch Active Living Strategy, Christchurch Cycling Strategy and the Parking Strategy specifically Goal 4).</p> <p>The provision of a safe cycle and pedestrian walkway along the river will encourage alternative modes of transport to the library. In addition a priority bus lane is currently be developed along Colombo Street, which is one of the reasons why the library is located where it is. For these reasons it is recommended that the car parking be phased so that it can be given more consideration in the future.</p> <p>The community expressed concerns that the elderly and parents with children need to park close to the library. To address this concern at the detailed design stage the need for family and disabled bays immediately adjacent to the library will be reviewed.</p> <p>In addition the bus parking bays would be relocated to the rear of the car park.</p>
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Two Eastern Terrace Closures – Plan 5 & 6

28. Concerns expressed by the community in relation to these road closures included:
- (a) Increased congestion caused by road closure during drop off and pick up times at school.
 - (b) It has been expressed that it is unacceptable to inhibit the driving movements of residents along the river.
 - (c) Impact of proposal in a civil defence emergency.
 - (d) Impact of closure on emergency vehicle response times.
 - (e) Reduced access to the park for elderly visitors.
 - (f) Exacerbation of congestion on Sandwich Road and Norwood Street.
 - (g) Impact of closure on school bus movements.
 - (h) Anti-social behaviour within the car parks
29. The project team reviewed the proposals and developed a number of recommendations for changes to the area illustrated in plan 5 & 6 of the Masterplan. These changes are considered to be the project teams recommendations and are illustrated in the revised Plan 5 & 6 (combined to aid understanding) attached to this report. As for Hunter Terrace the recommendations for Eastern Terrace and Beckenham Ponds is Phased.

Table 3 Recommendations for changes to Plan 5 & 6 – Phase 1

Note: This phase would be implemented within the schedule of works in the Masterplan.

Recommendations for Phase 1	Reasoning
Removal of the proposed road closure between Malcolm Ave and Martin Ave and replacement with a single carriage road.	The purpose for the proposed closure of this section of the road was to slow traffic down around the river and to obtain a greater area of river bank within an area that is particularly narrow. Traffic movements within this area were reviewed in conjunction with the proposed closure by Beckenham Park. Some river bank gains can still be made if a pinch point is used in stead of a closure and the carriageway is reduced to single traffic, with parking bays.

12 Cont'd.

<p>Convert the road closure adjacent to Beckenham Park to a single carriage road. The single carriage would be constructed out of cobbles.</p>	<p>It is acknowledged that the community has concerns in relation to this road closure. It is therefore recommended that further assessment is undertaken prior to this closure going ahead in relation to traffic movements, ongoing communications with the school and the community. Therefore this phasing has been recommended. It is however the project teams opinion that the road closure is still the best approach to slowing and dispersing the movements of school traffic, slowing traffic around the loop, increasing the safe passage of school children riding to school along the river and for adults and children visiting / using Beckenham Park.</p> <p>It is proposed that during the first phase that the road is reduced to a single lane adjacent to Beckenham Park, between the two proposed car parks. This road will be surfaced with cobbles so that users are made aware that this area is frequently used by pedestrian / cycle traffic.</p>
<p>Development of bus parking bays at the front of Beckenham School</p>	<p>The modification to Eastern Terrace could cause a problem for the school bus which currently picks up students on a Tuesday from Eastern Terrace. It was suggested by the school that they would prefer a parking bay for the buses in front of the school on Sandwich Road, which utilises the large road reserve present in this area. The intention would be that the bus would arrive at the school on Sandwich Road and leave via Martin Ave or Malcolm Ave (buses have to have a circular route to prevent the need to turn in areas with high numbers of children). It is therefore recommended that the Masterplan is amended to show a bus parking bay in front of the school.</p>
<p>Design of the car parks</p>	<p>The proposed car parks indicated within Beckenham Park are indicative of their design.</p> <p>These parking areas would be developed in accordance with CEPTD guidelines to deter the use of these spaces for anti-social activity. They will be designed to ensure easy vehicle movements.</p> <p>These parking areas will ensure that traffic is moving slowly within an area that a large number of children will be using.</p>

Table 4 Recommendations for changes to Plan 5 & 6 – Phase 2 Note: This phase would be implemented upon conclusion of further traffic assessment and consultation with the public.

<p>Recommendations for Phase 2</p>	<p>Reasoning</p>
<p>Closure of the section of Eastern Terrace adjacent to Beckenham Park</p>	<p>On conclusion of traffic analysis and discussions with Beckenham School and the community it is anticipated that this section of road would be closed as indicated within the plan attached.</p>

Drainage – Flooding and Water Quality

Flood Management

30. The proposals within the Masterplan do not include proposals for flood management as this is dealt with by other means. Council is currently consulting with the public on the South West Area Plan, which incorporates elements of the Heathcote River Floodplain Management Strategy including the development of detention basins in the upper catchment. These facilities compensate for the development in the upper catchment and on the hills and will ensure that flooding down-stream is not exacerbated by future development. The range of flood prevention measures that can be implemented in the middle section of the Heathcote River / Ōpawaho are limited by the close proximity of the roads and surrounding housing. During consultation a number of potential options for flood management were recommended by the public and below are a number of comments in relation to public suggestions / requests.

12 Cont'd.

Table 5 Responses to Water Management Issues

Summary Comment	Response
Planting will exacerbate flooding	The proposals are to re-profile the river embankments to increase the capacity of the river channel where possible to provide the room for plantings to occur along the river margin without reducing the capacity of the river. This will therefore not increase flood capacity.
Dredging of the river channel	Dredging the river channel in areas where sediment is accumulating could be an option, but this is an operational activity outside the scope of this plan.
Construct stop banks along the Heathcote River / Opawaho	Potentially Council could construct stop banks along the mid-section of the Heathcote River / Opawaho. However, in other situations this type of proposal has not been supported by the community as it would block views of the river. Another consideration would be that this would remove a section of the river's natural floodplain. This would elevate water levels upstream and potentially shift the flooding problem elsewhere on the river.
Widen the Heathcote River / Opawaho	The width of the Heathcote River / Opawaho is limited by the road network and existing properties. It is intended that to enable plantings along the river without compromising the flood capacity of the rivers that plantings will be compensated for re-profiling of the river banks and narrowing of the road network. The river would have to be drastically widened, by 5m or more, to significantly reduce flooding.
Construct storage basins in the mid-section of the Heathcote River / Opawaho	Basins of the size that would be required to prevent the flooding of roads would be too large to fit within the space currently available within this section of the river because of the proximity of the roads and properties. For this reason basins are to be constructed in the upper catchment where the room is available.
Prevent the flooding of the road system	The road network surrounding the Heathcote River / Opawaho is considered a secondary flow path for the river during flood events. Flooding of roads helps to avoid greater property flooding.

31. Council has prepared a Heathcote River Floodplain Management Strategy, within which they reviewed a wide range of potential flood control measures. It is from this document that Council is now implementing a number of the recommendations including the South West Area Plan.

Water Quality

32. The community have expressed on-going concern in relation to water quality within the Heathcote River / Opawaho, and this again came through in the consultation responses received for the Mid-Heathcote River / Opawaho. The causes of poor water quality within the Heathcote River / Opawaho are complex and are a result of a range of actions and processes. The Mid-Heathcote River / Opawaho Masterplan can not solve the problems with water quality, but Council are undertaking a range of activities to assess and make changes that will assist with improving water quality. These include:
- (a) Increasing the number of water quality monitoring sites upon the catchment to assist with the identification of problem tributaries. Focused monitoring on waterways that appear to be a problem within the catchment.
 - (b) Investment already of \$50 million + in the improvement of the sewage pumping stations along the Heathcote River / Opawaho to reduce the frequency of sewage discharges, and a further \$50 million + is to be spent on this catchment. During the heavy rains in 2008 the up-graded pump station 11 upon the Heathcote River / Opawaho did not overflow.
 - (c) Gully plantings within the valleys to stabilise the hill soils and reduce the amount of sediment runoff.
 - (d) Development of the Integrated Catchment Management Plans.
 - (e) Development of the Surface Water Strategy.
 - (f) Mid-Heathcote River / Opawaho Masterplan includes road edge design that will allow road water to flow through river bank planting which can assist in the removal of contaminants prior to the water entering the river.
 - (g) Community education as to how individuals can help improve the quality of the water.
33. Projects to improve water quality will be on-going at Council.

12 Cont'd.

Vegetation

34. Many comments were received in relation to plantings along the river. On review of these comments there were a number of recommendations that the project team felt related specifically to the detailed design phase of this project (e.g. not wanting a tree in front of their house, or the nature of planting in a specific location) and all these comments will be held for the detailed design stage.
35. In the comments submitted a number were made in relation to the tree list within the appendix of the Masterplan. It is the project teams recommendation that prior to the finalisation of the Masterplan (after adoption by Council) further species are added to the list in line with the community recommendations. A balance between native and exotic will be maintained. Also in response to concerns expressed further detail would be provided against each species to indicate why it was selected e.g. disease resistant, food source for birds, native species, attractive foliage etc.
36. The comments also referred to the location of tree plantings and the rate at which they would occur. The landscape architects will recommend the location of plantings at the detailed design phase. At this time a lot of care will be taken to ensure that trees and new plantings are located in suitable positions e.g. a tree will only be planted in an area that it would have sufficient room to reach its mature state uninhibited. Designers will be mindful of comments that the community still want to see the river and to feel safe.
37. A desire was expressed for rapid replacement planting of the river bank with trees following the recent removals. To attain sufficient room for the new trees it is preferred that the road network is narrowed to allow banks to be re-graded. These works need to be phased due to the associated costs. Therefore, planting of trees along this area needs to be phased with these re-profiling works, otherwise trees all ready planted would be killed.
38. All plantings along the riparian margin will be compensated for by the re-profiling of river banks to ensure that the plantings do not result in a decrease in river channel capacity.

Maintenance

39. Some submitters mentioned the presence of rats along the river. Council have a process in place whereby if Council are alerted of the presence of rats in a specific location then rat control is undertaken. Residents should be encouraged to report the occurrence of rats to Council to facilitate rat control.
40. To assist with the maintenance of the new plantings it is intended that maintenance templates designed by Council Capital Works Landscaping Team, Greenspace Planning and City Care would be used for all sections of the river covered by this Masterplan. These templates enable the landscape architects to prescribe the maintenance regime to be adopted by City Care. This should improve the level of care that the plantings obtain.

Pavements and Cycleways

41. The majority of submitters that submitted on this issue (40 submitters in support, 13 submitters against) supported the proposed circular loop of cycleways/walkways. Support for the path network in part related to the lack of a walk way along the riverbank so that runners, walkers and cyclists typically end up upon the road rather than the bank. It was also identified that while there was a footpath on the other side of the street users tend to prefer to move directly along the river bank. It was a key objective of the Masterplan to encourage pedestrian and cycle recreation through the linear park and to reduce the dominance of the road within this area.
42. Concerns have been expressed in relation to the proposed surface material (e.g. gravel or tarmac) due to concerns about the levels of maintenance that would be required after flood events and the potential for these structures to impede the flow of water.

12 Cont'd.

43. These two aspects will be key considerations at the detailed design stage as the paths should be designed to ensure that water movement is not impeded and the selection of path material will occur on assessment of how regularly an area is affected by flooding. Often Council has elected to use gravel in areas that flood as this material is cheap to replace, while tarmac would eventually fail with regular inundation and is more costly to replace overall, but it could seem to the public that we had made a poor choice in surface material with gravel due to more regular repairs occurring.

Riverlaw Terrace to King George V Reserve (10 of the 13 submitters who submitted against the cycleways were directly affected by this section of walkway)

44. The Mid-Heathcote River / Opawaho is different to the upper sections of the river in that the majority of the riverbank is road reserve and separated from the residential properties along the river by the road. In three locations along this section of the river the residential housing is not separated by the road. This includes a section by:
- (a) 18 & 14 Malcolm Ave (adjacent to Thorington School) - along which the Donkey Track has been reinstated. Fence in place along the boundary line of these properties where it meets Council land.
 - (b) 1-9A Esher Place & 170 & 170A Riverlaw Terrace – formed footpath and open space established in front of these properties. Fence in place along the boundary line of these properties where it meets Council land.
 - (c) 273 – 287 Centaurus Road – footpath on Council land is unformed. Residents gardens run down to the river edge and there is no boundary fence defining the boundary location.
45. The proposals in the Masterplan indicate the construction of a formal footpath through this area to enable bikes and pedestrians to move across this parcel of Council land through out the year. Currently bikes are excluded from this section of the river bank (by signage) and during and following periods of high rainfall this section of the river embankment is closed to the public. The normal closure period is 2-3 weeks, in 2008 due to heavy rainfall it was closed for 3 months. Closure is undertaken as the grass surface can not handle pedestrian or cycle traffic at this time.
46. The vision of the Masterplan is for access for pedestrians, wheelchairs and cyclists along the full perimeter of the Mid-Heathcote River / Opawaho. Consequently in the Masterplan it was recommended that a tarmac or gravel footpath would be put through this area. A strong response against this idea has been submitted by all the residents within this area. A summary of their main concerns include:
- (a) The residents feel that during negotiations at the Environmental Disputes Centre in 1994, when Council sought to put through a footpath through this area, that Council agreed not to.
 - (b) Residents believe a path would impede the natural flood plain which occurs in this area.
 - (c) It is suggested that the footpath would detract from ecological values within this area.
 - (d) There are concerns in relation to the use of this area by trail bikers as problems are ongoing.
 - (e) Impact on the amenity value of this area to the affected residents.
 - (f) Alteration of the character of the area.
 - (g) Sensitivity of the soil to compaction.
 - (h) Accumulation of material following a flood event.
 - (i) Construction of the walkway by heavy vehicles will result in the collapse of the river bank.
 - (j) Maintenance is currently undertaken within this area by the residents rather than Council.

12 Cont'd.

- 47 On review of the information submitted the project team have developed two options for consideration by the Community Board.
- (a) Option 1 – Maintenance of status quo, with a review at the detailed design stage as to whether measures could be put in place to prevent the movement of trail bikes through this area.
 - (b) Option 2 – Construction of a formed walkway. It is considered acceptable that access is restricted during a flood event for safety reasons, but it is considered that a walkway should be constructed through this area that can be used throughout the winter months, when the ground is wet. It is also considered that visually this walkway should not be intrusive to the surrounding residents and should not impeded the movement of water.

The Masterplan was developed to indicate the intention of a formed walkway crossing this area of grass. The construction / nature / form of the walkway would typically be developed at the detailed design stage, taking account of the environmental conditions. However, due to the serious concerns that the residents of this area have the potential structure of this walkway has been explored further and a potential option has been illustrated below.

Reinforced Grass

These cellular systems have been specially developed to ensure that the grass survives. The shape of the cell makes it structurally strong and would be laid on a prepared bedding layer over a sub-base. Therefore, facilitating access but not altering the look of the ground significantly.

48. As with Option 1 measures to prevent access by trail bikes, but allow pedestrians, wheelchairs and bikes would be explored at the detailed design stage (e.g. gate into King George V Reserve and bridge from Riverlaw Terrace).

Parking on River Banks

49. The Masterplan indicated within the text that measures would be adopted along the river banks to prevent / deter parking on the bank, which would allow water to still naturally shed from the roads into the river. It was evident from the submissions that this is an issue that a significant number of individuals would like resolved.
50. To provide an indication of how this would occur along the river it is proposed that a sheet (see sheet 3 attached) is included within an appendix of the Masterplan to show a number of potential options for margin treatment to prevent parking on the river banks. A number of options will be provided as the nature of the treatment employed along a section of the river bank will vary depending on the local situation. The proposed sheet is attached.

Bridges, access to river, boat access

51. The number of submissions in relation to these features were low, but the majority of those submitters were in support of these features. In the submissions a number of questions were raised in relation to the location of these features.
52. It was the intention of the Masterplan to have equal access from either side of the river. However, land form was taken into account and if it was known that the river bank was particularly steep in one location then typically the point of access was adjusted to take account of these constraints. On review of these comments the project team noted that at the detailed design stage when the true location of these features would be determined it could be considered that in areas where the profile of the ground is steep as to where alternative routes of access to the river margin could be provided e.g. steps. However, these specifications would occur at the detailed design stage rather than in the Masterplan.

12 Cont'd.

Artwork

53. The majority of submitters who commented on the use of art were in support. There were however concerns expressed as to the nature of the artwork. It is intended that the design team would drive the development of artwork to be installed along the river and that the art would reflect the natural environment and tangata whenua associations e.g. eels in Farnley Reserve. It is not intended that the environment be adjusted to fit a piece of art.

Facilities

54. The submitters who commented on the facilities were in support of their construction and there were suggestions for how recreational facilities could also be supplemented with time. These comments would go forward to the detailed design stage.
55. There was a request for more rubbish bins along the river. It has been found that the placement of rubbish bins typically results in an increase in rubbish within an area as people tend to dump their domestic rubbish as well. Therefore, Council typically does not place bins within their parks to encourage users to take their rubbish home.

THE OBJECTIVES

56. The objectives below relate directly to where changes to the Masterplan have been recommended. The objectives relating to other issues within the Masterplan are described fully in the draft document and have not been repeated here.
57. Roading – To slow traffic, to create more room for the river bank through the narrowing and alteration of the existing road network.
58. Vegetation – To maintain the existing character and views of the river, attain a balance between native and exotic tree species and to develop the natural riparian margin.
59. Pavements, walk / cycleways – King George V to Riverlaw Terrace – To establish a pedestrian / cycleway around the full length of the Mid-Heathcote River / Opawaho.
60. Parking on the riverbank - To prevent parking along the river bank.

THE OPTIONS

61. Roading – Option 1 is no road closures. Option 2 is to make modifications in accordance with public comment and to implement the closures in two phases. Therefore, allowing further assessment of the impacts of the closures and continue consultation with the community.
62. Vegetation – Option 1 is to recommend the Masterplan to Council with no modifications to the tree list. Option 2 is to indicate to Council that the tree list within the Masterplan will be developed to contain a greater diversity of species as suggested by submitters and also with an indication as to why each species was chosen. A balance between native and exotic trees will be retained even with the review of the list.
63. Pavements, walkways / cycleways - King George V to Riverlaw Terrace – Option 1 is to maintain the status quo. Option 2 to construct a reinforced grass path.
64. Parking on the river bank – Option 1 is to maintain the status quo. Option 2 is to recommend the inclusion of road edge treatment measures within the Masterplan to illustrate a range of methods that could be implemented to prevent parking along the river.

12 Cont'd.**THE PREFERRED OPTION**

65. The preferred options of the project are:
66. Roading – Option 2
67. Vegetation – Option 2
68. Pavements, walk / cycleways - King George V to Riverlaw Terrace – Option 2
69. Parking on the river bank – Option 2

ASSESSMENT OF OPTIONS**The Preferred Option**

70. It has been identified that the preferred option is Option 2 for the four issues that were identified as being of a nature that they needed to be addressed prior to the Community Board recommending the Masterplan to Council for adoption. The choice of adopting all four recommendations has been assessed as a whole in this section rather than individually.

	Benefits (current and future)	Costs (current and future)
Social	Social benefits will be attained through the adoption of Option 2 as it will reduce the dominance of the road network, provide improved access ways that the community can use for recreational activities and to interact with their neighbours building on existing relations.	N/A
Cultural	The Heathcote River / Opawaho has a long Maori and European history, whereby the health and functioning of the system has been vital. An important part of this will be to ensure that a large diversity of tree species are planted along the river (in the correct location) to reflect the importance of this area to the community, and to improve the balance of native to exotic species. In addition to build on the health of this natural system following recent tree removals it is essential that plantings are undertaken.	N/A
Environmental	This section of the Heathcote River / Opawaho contains very limited native riparian vegetation and a significant number of the mature trees have been recently removed. The proposed alterations to the road network will provide the room to undertake new tree plantings of a similar scale and height to the existing and the tree list improvements will ensure that a diverse range of species are returned back to the river without losing the character of the area.	N/A

12 Cont'd.

Economic	The proposals have been included within the submission to the LTCCP. It is considered that if plantings did not occur along the river and if room was not made along this system for the re-profiling of the banks potentially the costs to structurally support the banks would exceed the costs of these proposals and have a severe negative impact on the landscape values of this stretch of river.	The Mid-Heathcote River / Ōpawaho Masterplan has been added to the list of project going forward for LTCCP funding.
<p>Extent to which community outcomes are achieved: The community outcomes delivered by the implementation of the recommended changes and the remainder of the Masterplan are as follows:</p> <ul style="list-style-type: none"> • Biodiversity is restored, protected and enhanced. • We manage our city to minimise damage to the environment. • Our city environment supports the health of the community. • More people participate in leisure activities. • Our lifestyles and heritage are enhanced by the urban environment. <p>Impact on the Council's capacity and responsibilities:</p> <p>Council currently has a responsibility to maintain the Heathcote River / Opawaho as part of its stormwater system. These proposals will alter the emphasis in that it will build on the existing impression of this area as a recreational space that can be enjoyed by the immediate residents and visitors in the area. The proposals will increase the maintenance requirements within this area in the short term, but potentially in the long term it will reduce Councils maintenance requirements e.g. bank stabilisation, grass mowing etc.</p> <p>Effects on Maori:</p> <p>The Masterplan has been developed in partnership with the two affected Runanga with the assistance of MKT. The implementation of the recommendations and the Masterplan will ensure that the river is give more space as the roads are given less dominance and native vegetation is returned back to the riverbank readdressing the current lack of balance between native and exotic vegetation. Tangata whenua associations will be provided for in locations of significance along the river, recognised through plantings, information and/or integrated artworks.</p> <p>Consistency with existing Council policies:</p> <p>The Masterplan and the recommendations are consistent with the following Council policies/strategies:</p> <ul style="list-style-type: none"> • Biodiversity Strategy • Open Space Strategy • Environmental Policy • Heathcote River Floodplain Management Strategy • Surface Water Strategy (in development) • Waterways and Wetlands Natural Asset management Strategy <p>Views and preferences of persons affected or likely to have an interest:</p> <p>It is considered that the comments received from the submitters have been taken into account and where practical the project team's recommendations have taken account of community desires and requirements.</p> <p>Other relevant matters: None</p>		

12 Cont'd.

Maintain the Status Quo (if not preferred option)

71. This assessment has been undertaken on the consequences of not implementing the revised Masterplan (i.e. Masterplan plus recommended changes).

	Benefits (current and future)	Costs (current and future)
Social	N/A	The consultation process has highlighted that the Heathcote River / Opawaho is already valued by the surrounding residents, but it is viewed that the area is poorly maintained and managed. The potential would be lost for the increased use of this space if the road network were to be given priority and the river used as a drain. In time the value of this river to the community may decline.
Cultural	N/A	Currently the landscape along the Heathcote River / Opawaho only reflects the European history of the area and there is little representation of the importance of the Heathcote River / Opawaho to the Maori. The State of the Takiwa report determined that most of the site surveyed were in a poor to very poor cultural health. If no improvement works are undertaken then this assessment will not change.
Environmental	N/A	There is an absence of riparian vegetation along this section of the Heathcote River / Opawaho and therefore limited habitat for in stream fauna. The banks need to be re-profiled to allow this planting to occur without compromising the flood capacity of the waterway and to ensure that the banks are stabilised.
Economic	N/A	There are existing problems with bank stability along the mid section of the Heathcote River / Opawaho which was one of the triggers for the development of the Masterplan. The recent tree removals will mean that with time the roots will rot and it is likely that the banks will slump. The construction of hard structures to support the bank would potentially be a lot more expensive than the implementation of the Masterplan and would be contrary to Council policies and strategies.

12 Cont'd.

Extent to which community outcomes are achieved:

The status quo would mean that none of the community outcomes are met.

Impact on the Council's capacity and responsibilities:

In the short term the impact of not implementing the Masterplan on Councils capacity will not be significant, but this will change as the banks of the river begin to fail. However, more immediately the result of not implementing the Masterplan will be the loss of an opportunity for Council to deliver against its strategies and policies.

Effects on Maori:

If the Masterplan were not to be adopted the Runanga may consider that their views and values have not been prioritised by Council and that the problems with the river highlighted within the State of the Takiwa report has not been given the consideration by Council that tangata whenua desires.

Consistency with existing Council policies:

By not implementing the Masterplan Council would not be meeting objectives set down in the following documentation:

- Biodiversity Strategy
- Open Space Strategy
- Environmental Policy
- Heathcote River Floodplain Management Strategy
- Surface Water Strategy (in development)
- Waterways and Wetlands Natural Asset management Strategy

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

The community and tangata whenua would be disappointed if the Masterplan were not to be implemented due to a previous failure to get Council to adopt a Masterplan for the river. It is considered by the community that Council are currently ignoring the management of the Heathcote River / Ōpawaho.

Other relevant matters:

None

Sheet 1 - Mid-Heathcote River/Opawaho Linear Park Masterplan

Clause 12 - Attachment 1

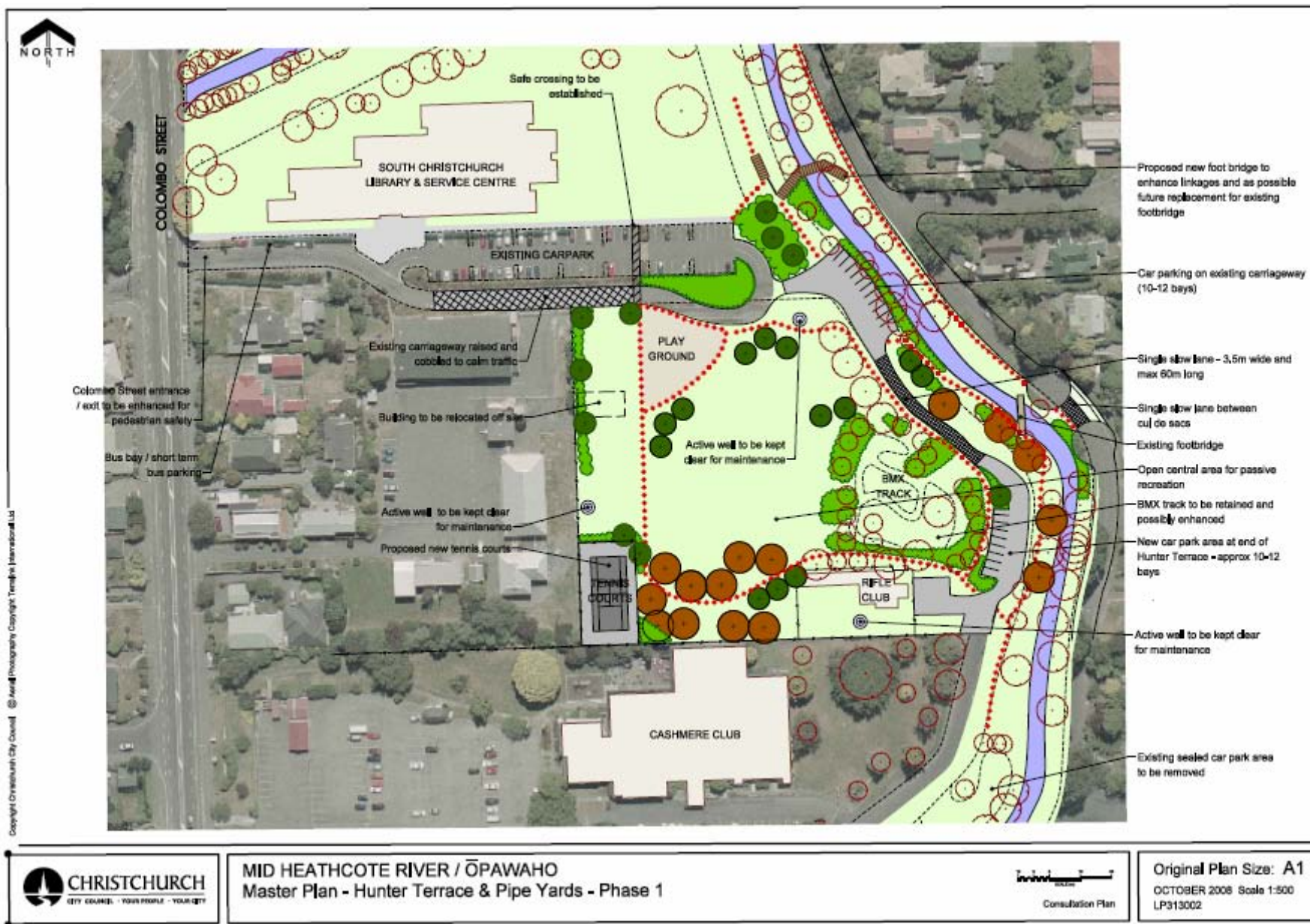
Summary information

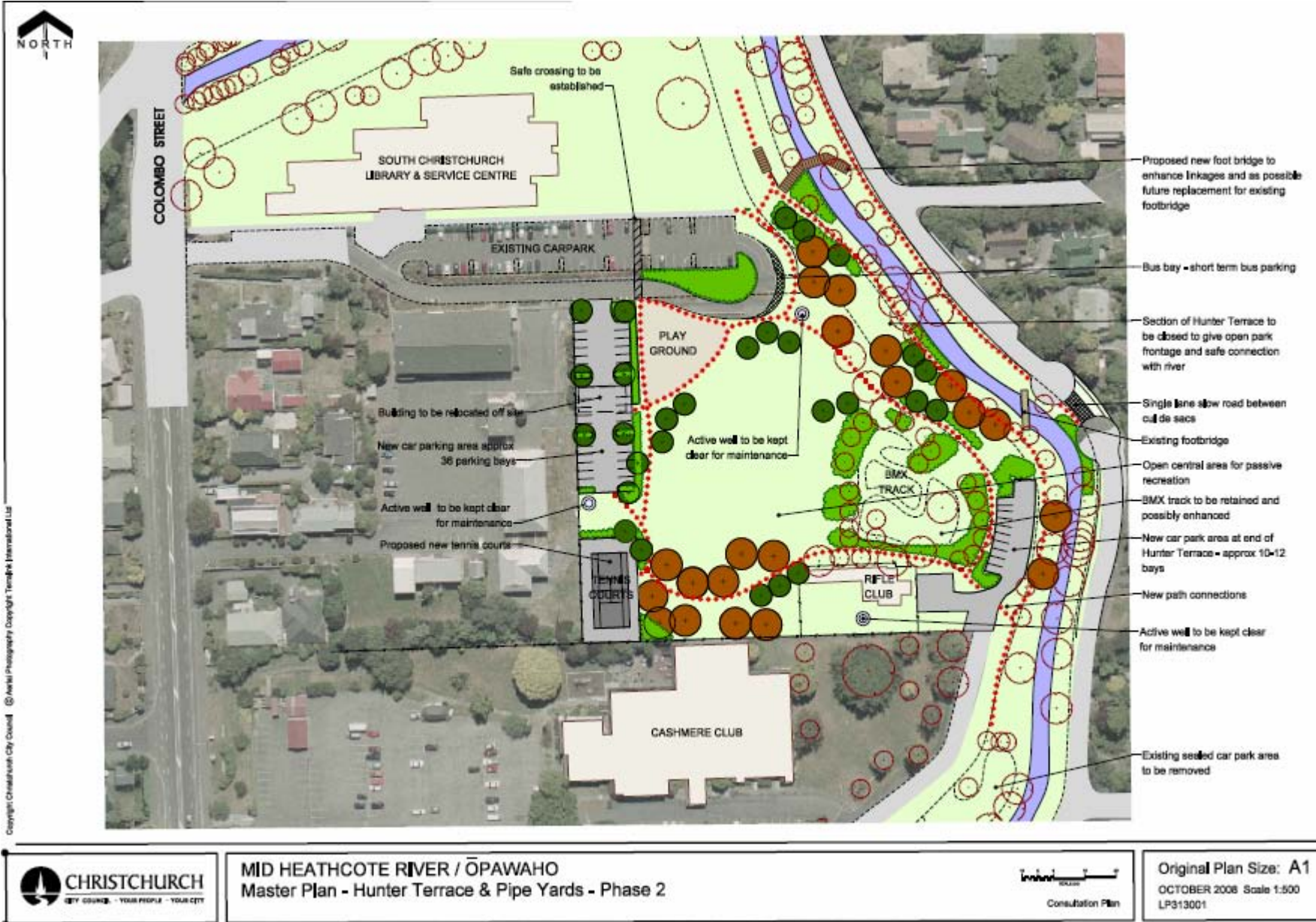
Feedback		
Submissions received	Total received	223
	Email	49
	Post	169
	Seminar	5
Overall support	Yes	141
	Yes with qualifications	17
	No	23
	No Response	40
	Total	221
Park Support	Yes	154
	Yes with qualifications	8
	No	15
	No Response	44
	Total	221
NOTE: Submissions received via email have Support recorded as No Response unless they state otherwise as the question was not specifically asked for those using the web form.		

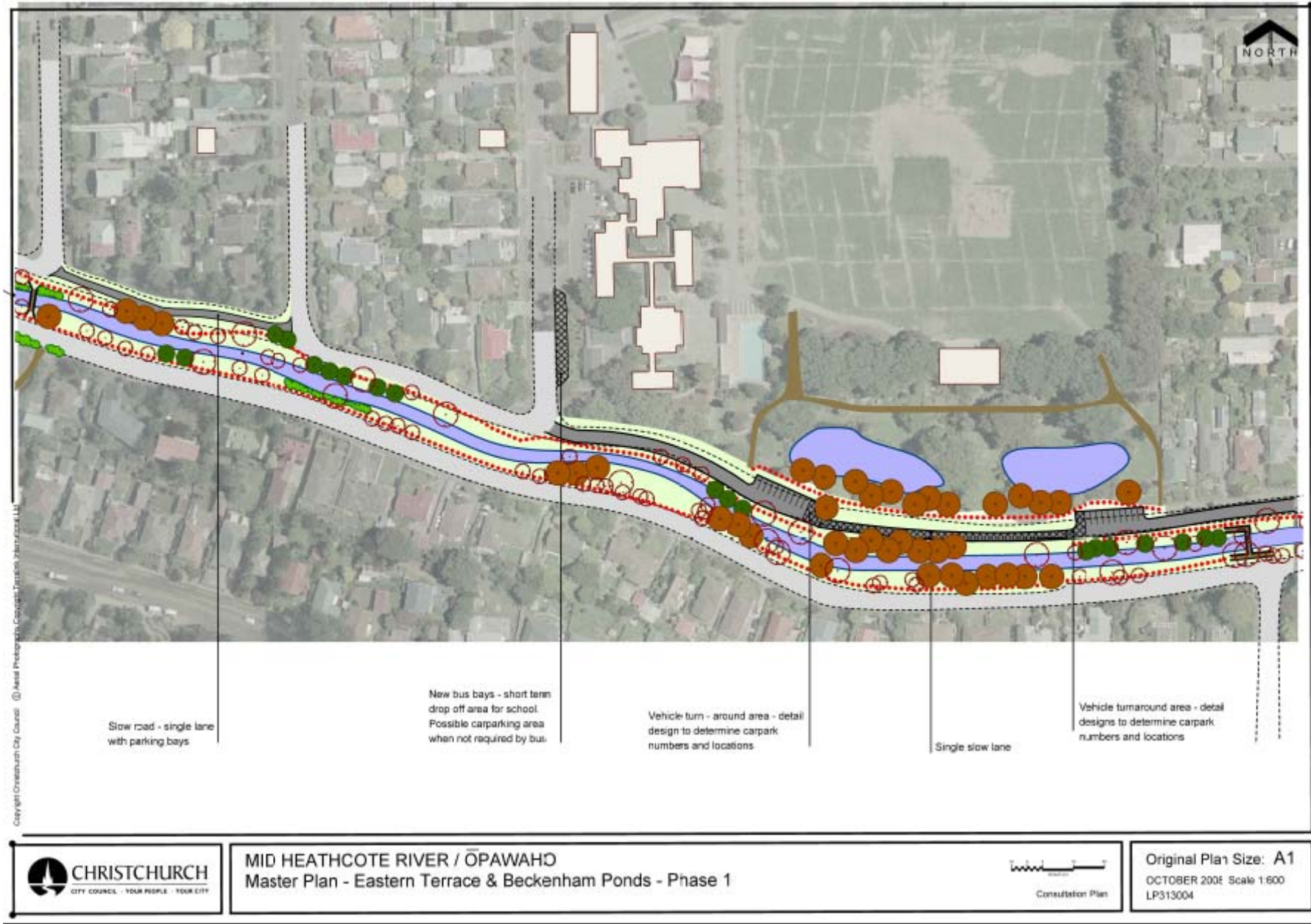
Evaluation of comments	Total received	Support mentioned	Not in support	% of response
One ways/road closures/support road changes	72	18	54	32%
More/replacement (tall) exotics	58	49	9	26%
Pavement, walkways, cycleways	53	40	13	24%
Natives	53	45	8	24%
Flood prevention	44	44	0	20%
Prevent parking on riverside	40	38	2	18%
Clean river water (no pollution, hill silt)	40	40	0	18%
Traffic calming, safety, speed bumps	32	31	1	14%
Stabilise/grade banks/erosion issues	22	22	0	10%
Aynsley Tc an issue	25	25	0	11%
Better maintenance (plants/river)	17	17	0	8%
More/change bridges/river access	20	14	6	9%
Artwork	16	13	3	7%
Flax	16	3	13	7%
Park/more play equipment	14	14	0	6%
More library parking	13	13	0	6%
More seating/picnic tables/BBQs/café	12	12	0	5%
More rubbish bins	10	9	1	4%
Request meeting/feedback/information	10	10	0	4%
Project timing - needs to be sooner	8	7	1	4%
Skatepark	6	6	0	3%
Rats	5	5	0	2%
Underground Wiring	5	5	0	2%
Boat access/jetties/towpath/dishing river	3	3	0	1%
Change Ashgrove Tce	3	3	0	1%
Need integrated plan for entire river	3	3	0	1%
Butterfly tree	2	2	0	1%

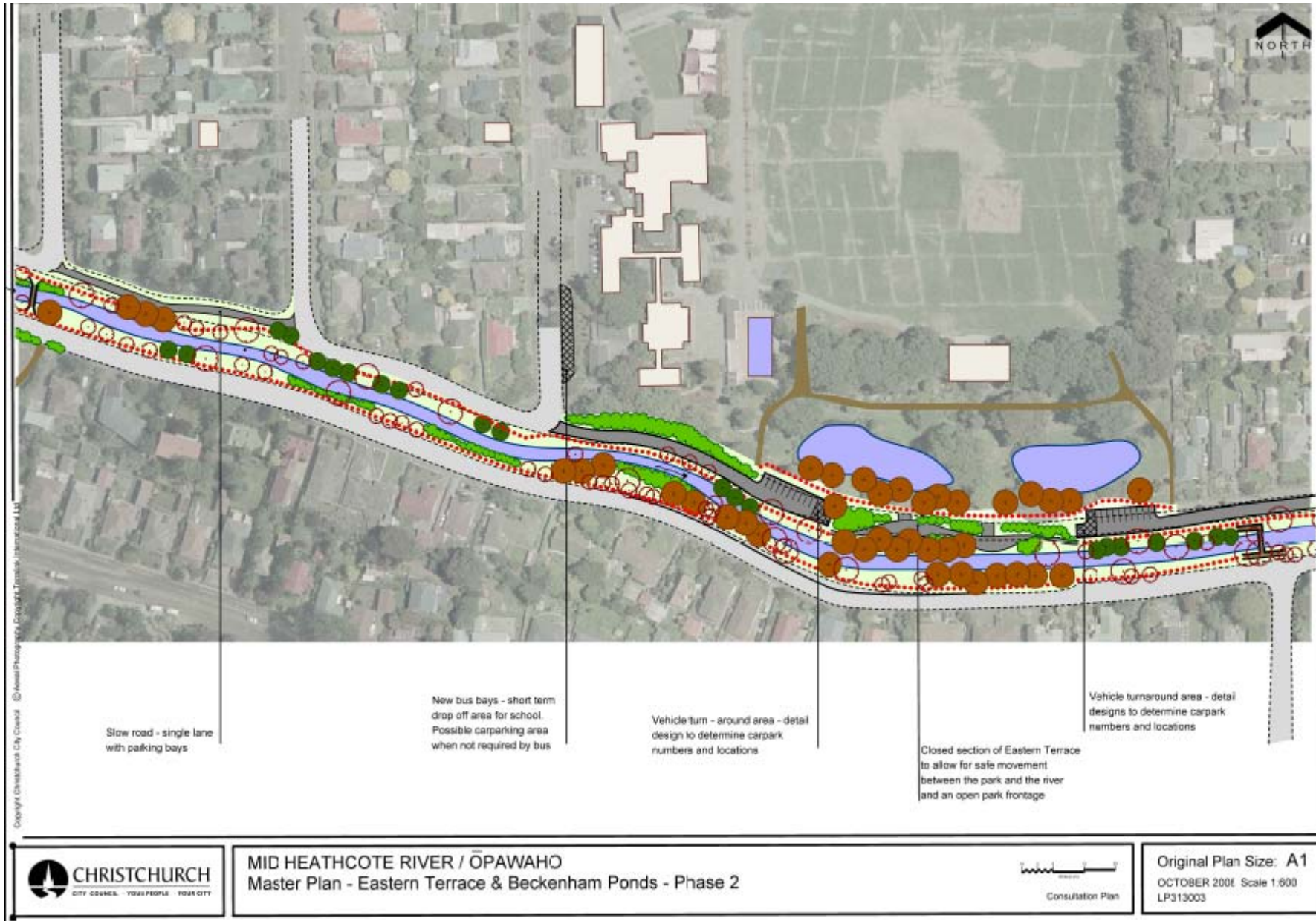
Sheet 2 - Categorized Summaries

Category	Details	Support mentioned	Not in support	Total received	% of response
Roading - breakdown of comments	One ways/road closures/support road changes	17	53	70	31%
	Eastern Tce closures	17	29	46	21%
	Prevent parking on riverside	38	2	40	18%
	Waimea Tce closures	10	28	38	17%
	Better entry/exit to Colombo/out of loop	32	0	32	14%
	Traffic calming, safety, speed bumps	31	1	32	14%
	Hunter Tce closure (library access)	14	18	32	14%
	Other suggestions/ questions	28	0	28	13%
	Aynsley Tc an issue	24	0	24	11%
	More library parking	13	0	13	6%
	Eastern narrowing	5	1	6	3%
	Suggest "one way roads"	4	0	4	2%
	Waimea Tce narrowing	3	1	4	2%
	Change Ashgrove Tce	3	0	3	1%
	More parking Beckenham Park	1	1	2	1%
Road maintenance requests	1	0	1	0%	
Water Management	Flood prevention	43	0	43	19%
	Clean river water (no pollution, hill silt)	39	0	39	17%
	Stabilise/grade banks/erosion issues	22	0	22	10%
	Better maintenance (plants/river)	19	1	20	9%
Vegetation	More/replacement (tall) exotics	49	9	58	26%
	Natives	45	8	53	24%
	Flax	3	13	16	7%
	Butterfly tree	2	0	2	1%
Maintenance - comments	Better maintenance (plants/river)	17	1	18	8%
	Rats	5	0	5	2%
Pavements, walk/cycleways & parking on the riverbank	Pavement, walkways, cycleways	40	13	53	24%
	Prevent parking on riverside	38	2	40	18%
Bridges, access to river, boat access	More/change bridges/river access	14	6	20	9%
	Boat access/jetties/towpath/dishing river	3	0	3	1%
Artwork	Artwork	13	3	16	7%
Facilities - Playground, equipment, skatepark, seating, tables, bins	Park/more play equipment	14	0	14	6%
	More seating/picnic tables/BBQs/café	12	0	12	5%
	More rubbish bins	9	1	10	4%
	Skatepark	6	0	6	3%



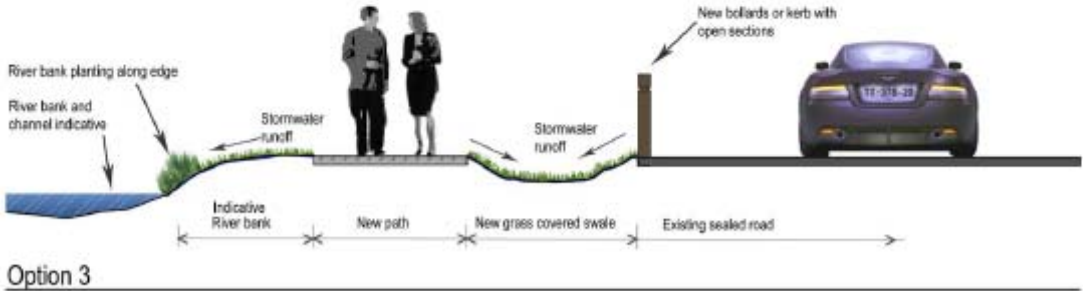
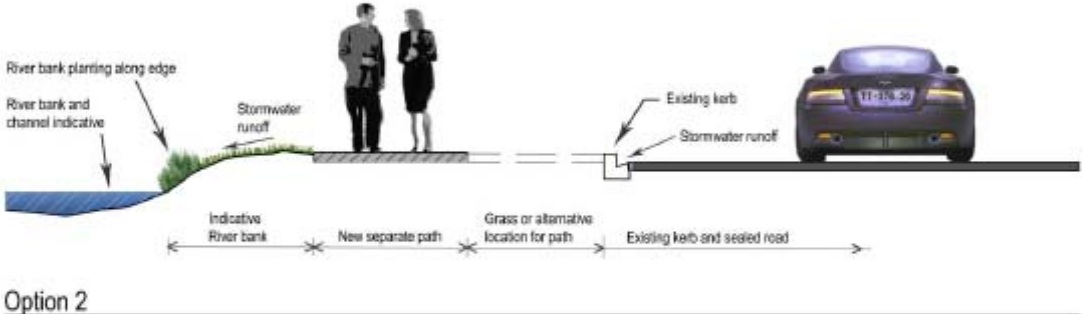
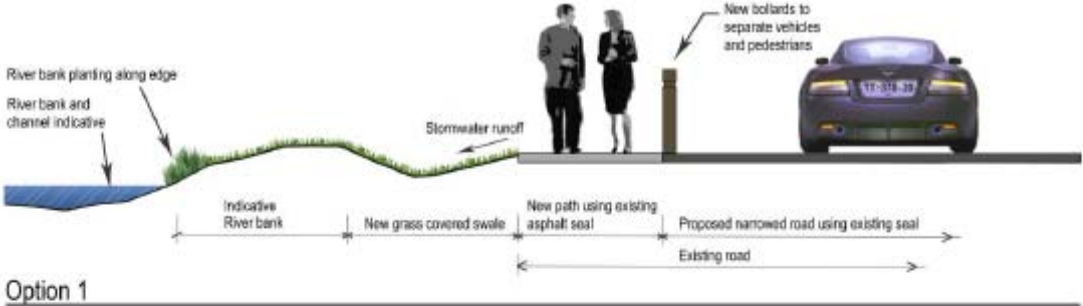






16. 12. 2008

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MID HEATHCOTE RIVER / ŌPAWAHO
Sheet 3 - Cross Sections Of Potential Bank Side Treatments

Consultation Plan

Original Plan Size: A3
NOVEMBER 2008 Scale 1:50
LP313005

13. SYDENHAM PARK – CARPARK DEVELOPMENT, TOILET UPGRADE AND TREE REPLACEMENT

General Manager responsible:	General Manager City Environment, Jane Parfitt, DDI 941-8608
Officer responsible:	Transport & Greenspace Manager, Alan Beuzenberg, DDI 941-6287
Author:	Consultation Leader – Greenspace, Ann Campbell, DDI 941 5111

PURPOSE OF REPORT

1. The purpose of this report is for the Spreydon/Heathcote Community Board to approve:
 - (a) the final development plan for Sydenham Park carpark, toilet upgrade and long term tree replacement, and to proceed to detailed design and construction. (refer **Attachment 1**).
 - (b) the reallocation of \$20,000 from the 2008/09 Hastings Reserve Playground Renewal project to Simeon Park for the relocation of the Sydenham Park play equipment to Simeon Park.

EXECUTIVE SUMMARY

2. Sydenham Park is a major sports park in the Spreydon Heathcote ward and is located on the corner of Brougham Street and Colombo Street. Council currently lease areas of the reserve to Sydenham Rugby Club, Sydenham Hockey Club, Sydenham Cricket Club and Sydenham Bowling Club. There are numerous buildings on the reserve, being clubrooms, changing rooms and a storage shed, all of which are associated with one of the above sports clubs.
3. Currently there is funding allocated for various projects within Sydenham Park which include the development of a new carpark, toilet upgrade, upgrade/maintenance of the existing wrought iron fencing along Colombo Street and the project team has also had a tree assessment undertaken for future tree replacement. Sydenham park playground has to be shifted in order to construct the car park (stage 1).
4. Hastings Reserve is located on the corner of Hastings Street and Burlington Street in Sydenham, existing equipment comprises of a swing set and a small see-saw, as well as a park seat. There is currently \$20,000 on the 2008/09 programme for playground renewal at this reserve, however current research indicates that these funds could be utilised more effectively elsewhere (see paragraph 37-46).
5. Simeon Reserve is located on Simeon Street adjacent to Addington Primary School. Following a deputation to the Community Board in 2006, it is envisaged to relocate the current equipment at Sydenham Park to Simeon Park to augment the play experience at this reserve. Removal of the play equipment at Sydenham Park is required for the development of the car park.
6. A tree assessment has been undertaken as part of the development plan. There are is total of 166 specimen trees on Sydenham Park, many of them are nearing the end of their serviceable life. A staged removal/replacement programme is proposed for 93 of these trees over the next 15 years as part of the overall development plan for the park.

FINANCIAL IMPLICATIONS

7. The funding for this development project in Sydenham Park has been set aside in the Transport & Greenspace Capital Programme:

Carpark and Driveway Formation – STAGE 1	2008/09	\$35,000
Estimated cost		\$35,000
Carpark and Driveway Formation – STAGE 2	2013/14	\$90,000
(costs as at 2008/09)		

13 Cont'd.

Building/Equipment Replacement – Sydenham Park Estimated cost	2009/10	\$150,000 \$150,000
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Neighbourhood Reserve Lighting Estimated cost	2009/10	\$20,000 \$20,000
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8. **For the reallocation request:**

Playground Renewal – Hastings Reserve	2008/09	\$20,000
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Reallocate to:

Playground Renewal – Simeon Reserve (new project)	2008/09	\$20,000
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9. **Tree Projects:**

- (a) Urgent and high priority reactive tree maintenance will be funded from the Transport and Greenspace parks operations budget for sports parks for the financial year 2008-09.
- (b) Medium and low priority programmed tree maintenance will be funded from the Transport and Greenspace operations budget for sports parks in subsequent financial years, subject to approval and availability.
- (c) The long term staged removal and replacement planting of the silver birch (*Betula pendula*) trees will be funded from the Transport and Greenspace capital renewal budget for park trees, pending priority allocation citywide as part of the Long Term Community Consultation Plan.
- (d) The removal and work within vicinity of trees subject to the development plan proposal will be funded from the capital funding budget allocated to the project.

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

10. As per above.

LEGAL CONSIDERATIONS

11. All work will be undertaken by a Council approved contractor.

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

12. As per above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

13. **LTCCP 2006-16
Recreation and Leisure, page 131**

Environment – By managing recreation and leisure activities to minimise damage to the environment.

Parks, Open Spaces and Waterways – page 123

Safety – By ensuring our parks, open spaces and waterways are healthy and safe places.

Recreation – By offering a range of active and passive recreation and leisure opportunities in parks, open spaces and waterways.

13 Cont'd.

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

14. As per above.

ALIGNMENT WITH STRATEGIES

15. Parks Access Policy
Youth Strategy
Recreation & Sport Strategy

Do the recommendations align with the Council's strategies?

16. As per above.

CONSULTATION FULFILMENT

17. In February 2008, 200 public information leaflets (**Refer Attachment 2**) were distributed to the local community and key stakeholders with a proposed concept plan for the carpark development (which requires the removal of the existing play equipment), toilet replacement and fence refurbishment. Also included in the plan was an indication of long term staged removal and replacement of the silver birches along the eastern boundary with Colombo Street. Since this plan a full tree assessment and report has been undertaken with a summary of recommendations being included for final approval.

18. There was a modest degree of community engagement in this project, which was largely supportive and provided some valuable feedback and ideas which assisted the project team in the development of the final plan.

19. From the feedback received the following figures outline the level of support:

- Number of submissions received 26
- Support for the proposed plan 20
- Do not support proposed plan 2
- Did not indicate support or not 4

20. During the consultation process a meeting, and ongoing dialogue was held with representatives of the four sports clubs associated with Sydenham Park – Sydenham Rugby Club, Sydenham Hockey Club, Sydenham Cricket Club and Sydenham Bowling Club.

21. The main issues raised during the consultation were:

Concerns regarding proposed new path along southern boundary and along Clubroom frontage

Neither of these paths will now be created.

Proposed carpark numbers inadequate

There was concern raised by the sports clubs about the high use of Sydenham Park, in all areas of the park, during both playing seasons and the associated parking problems. Also highlighted was access for service vehicles to the clubrooms at the northern end of the park. The carpark layout has been redesigned to accommodate more parking as well as allow better access for service vehicles. The design also allows for safer access across the carpark at the southern end for users of the changing rooms.

22. Comments were also received regarding the planting and safety around the pavilion and this will be addressed through new landscaping, including tree removals, and the upgrading of the existing lighting along the pathways within the park.

13 Cont'd.

23. Only one submission raised a concern about the removal of the existing play equipment. Bradford Park was upgraded in 2005 is approximately 200 metres away from Sydenham Park and there is no residential housing apart from 25 Council flats along Barnett Avenue.
24. All four key stakeholders, being the four sports clubs, are in full support of the final plan and have been fully involved in the design process which unfortunately has taken a lot longer than we anticipated, hence the delay in getting the final plan before the Board for approval.
25. All respondents have been sent a final reply letter thanking them for their input and also acknowledging the long delay in getting the final plan approved. This letter also informed respondents when the plan will be presented to the Spreydon/Heathcote Community Board for approval. Details of the meeting (time, date, venue etc) were also provided so that any interested people could attend or address the Board prior to the decision being made.

STAFF RECOMMENDATION

It is recommended that the Spreydon/Heathcote Community Board approve:

- (a) the final development plan for Sydenham Park carpark, toilet upgrade and long term tree replacement and to proceed to detailed design and construction
- (b) the reallocation of \$20,000 from the 2008/09 Hastings Reserve Playground Renewal project to Simeon Park for the relocation of the Sydenham Park play equipment to Simeon Park.

CHAIRPERSONS RECOMMENDATION

For discussion.

BACKGROUND (THE ISSUES)

Park Development

26. The area of grass at the end of Johnson Street, which was originally the park keepers house, has been used over a number of years as an informal carpark. With the establishment of the artificial hockey and cricket practice area on the old tennis court site, utilisation of this area has increased during the hours of darkness.
27. The development of this new carpark will require the removal of the existing play equipment, which is intended to be relocated to Simeon Park following a request from pupils of Addington School in 2006 to upgrade some of the old equipment in this park. The development will also require the removal and work within the vicinity of some existing trees. The working detail of this is yet to be determined and finalised and will recognise the contribution of the amenity value the trees provide to the overall landscape plan. Hence, provisions will be made to retain and protect the trees where possible whilst meeting the overall objective of the plan. A Council arborist, or their appointed representative, will be included in the final design and implementation stages of the plan to ensure this outcome is satisfactorily met.
28. The removal of the equipment from Sydenham Park will be compensated by the new playground which was recently installed at Bradford Park on Milton Street (approximately 200 metres away), which caters for all age groups.
29. Following ongoing consultation with the sports clubs, the original carpark proposal has been extended therefore requiring this part of the overall development to be staged.

13 Cont'd.

30. The existing toilets on Colombo Street currently attract unsavoury activity and are graffitied on a regular basis. The existing structure is to be retained and modified extensively and redesigned to the safer parks design and will also incorporate an additional storage shed and a paved frontage on to Colombo Street.
31. The current wrought iron fence along the Colombo Street frontage of the park will be repaired, restored and repainted as well as the installation of a concrete mowing strip underneath the fence to alleviate the sagging between the posts and also make mowing maintenance a lot easier.
32. Although not indicated on the plan, but for your information, as part of the 2009/10 lighting efficiency upgrade programme city wide, all lighting within Sydenham Park will be brought up to current lighting standards which includes replacement of all old mercury vapour lamps.

Arboricultural issues (summary)

33. There are 166 (specimen) trees recorded of various native and exotic species, of which silver birch (*Betula pendula*) and oak (*Quercus robur*) are the pre-dominant. The majority of trees (86 percent) are mature or over-mature.
34. Tree maintenance is required throughout the park to remove potential hazards, provide clearance over Brougham Street, formative prune for tree health and amenity, and remove trees that are in poor condition
35. Due to their current condition and proposed development works, it is recommended that 93 of the 166 trees within the park are removed (including the staged removal of 35 silver birch and 18 english oaks).
36. There are opportunities for replacement planting in the park, including the corner of Brougham Street and Colombo Street, the avenue along Colombo Street, and near the western boundary of the park. A large tree species such as lime (*Tilia* spp.), hornbeam (*Carpinus betula*), or plane (*Platanus* spp.) could be used to recreate a significant avenue in the long term.

Funding Reallocation

37. Transport and Greenspace Capital programme currently have \$20,000 allocated for Hastings Reserve Playground renewal project.
38. The 2006 age demographics for this area (which is approximately a 500 metre radius from the reserve) area as follows:

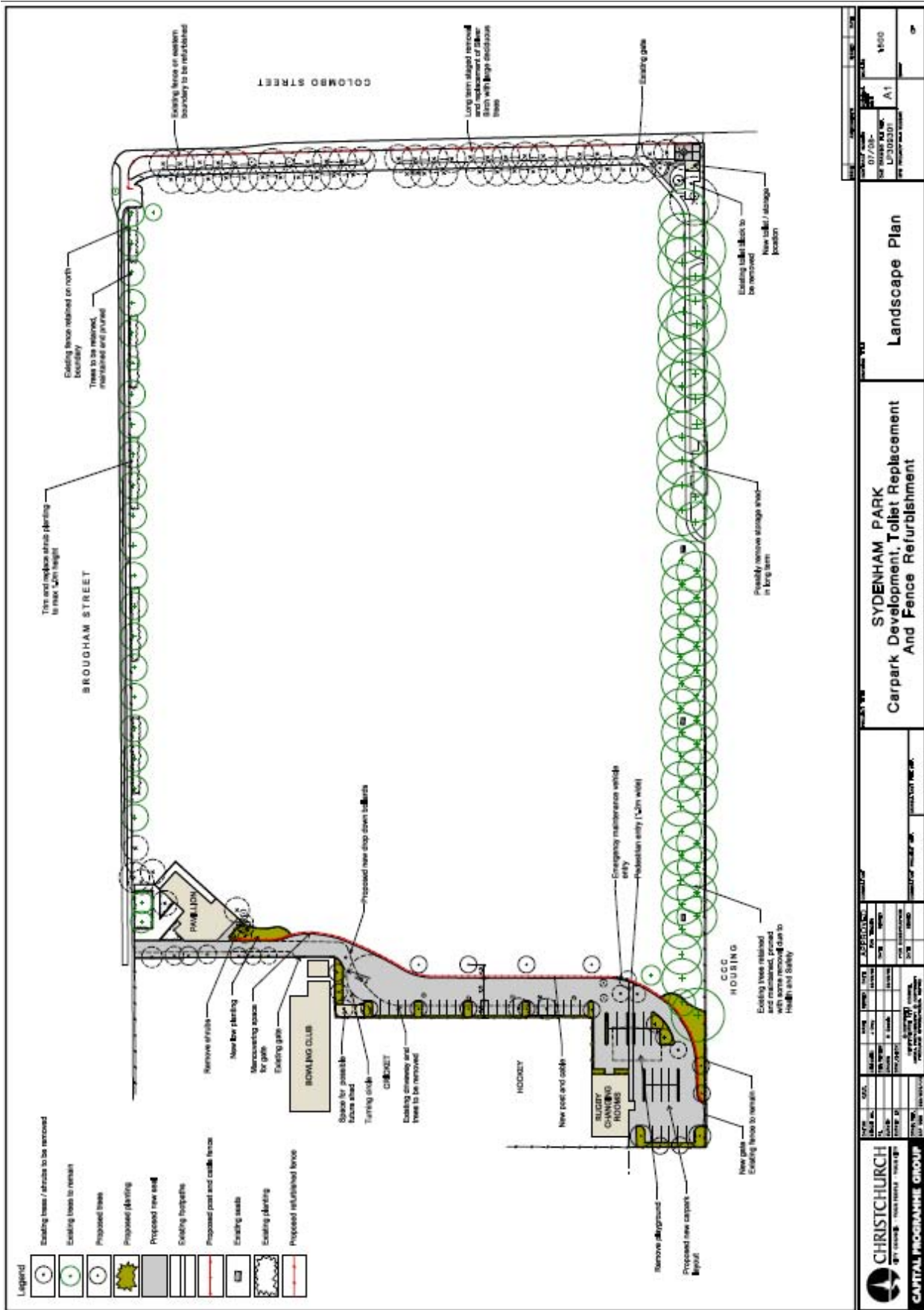
Under 5's	75
5-14 years	84
15-24 years	231
25-44 years	414

This indicates quite low numbers of children within this area.

39. Hastings Reserve sits directly behind a large Council housing complex and there is to be a review of this complex in the near future to look at the long term vision which will assist City Housing with the long term management and maintenance of this facility. As part of this review it is intended that Transport & Greenspace Unit will work with City Housing looking at the open space needs and plan and budget accordingly in conjunction with the future development of this complex.
40. This reserve sits on a very busy intersection with the current equipment away from the road, any additional equipment would generate safety concerns with the close proximity of the road.

13 Cont'd.

41. There are two small local parks within 250 metres of this reserve, Cadogan Reserve and Cameron Reserve, the later being made more accessible with the creation of the new walkway linkage from Huxley Street through to Cameron Street. There are also two larger sports parks within 900 metres of this reserve, Waltham Park and Bradford Park.
42. The current budget of \$20,000 would only allow the purchase of two to three small items of play equipment and is considered that due to the reasons above that the money would be better spent and add more value at this time if we could reallocate to another current project within the Spreydon/Heathcote area.
43. During the planning for the carpark in Sydenham Park it was identified that in order to achieve a beneficial outcome, the playground would need to be removed.
44. In 2006 a deputation was made to the Community Board by pupils of Addington School which included a request for some new play equipment at Simeon Park as the existing equipment is very old.
45. In early 2007 a survey was undertaken with schools in Christchurch regarding accessibility of school play equipment to the public outside of school hours. In response to this survey Addington School indicated that yes they were happy for their play areas to be accessed outside of school hours. They provide two playgrounds, which cater for both junior and senior age groups. The school playgrounds are approximately 128 metres from Simeon Park.
46. The equipment being relocated from Sydenham Park to Simeon Park mainly caters for the preschool age group, which will compliment what is available at Addington School.



Sydenham Park Carpark Development, Toilet Replacement & Fence Refurbishment

Currently there is capital project funding allocated to various projects within Sydenham Park over the next three years:

- 2007/08 Sydenham Park Car Park Formation
- 2008/09 Historic Fence Refurbishment (Colombo Street)
- 2008/09-2009/10 Sydenham Park Toilet Replacement

Car Park

The area of grass at the end of Johnson Street, which was originally the park keepers house, has been used over a number of years as an informal carpark. Currently the area has been covered with a compacted gravel surface due to the wet and muddy ground conditions caused by cars parking on the grass. Ongoing feedback from sports clubs has indicated the lack of parking for sports users.

With the establishment of the artificial hockey and cricket practice area on the old tennis court site, utilisation of this area during the winter is within the hours of darkness. With the formation of a formal car park, users of this facility are able to park a lot closer, therefore, being safer.

The development of this carpark however, will require the removal of the existing play equipment. This is compensated by the new playground which was recently installed at Bradford Park on Milton Street (approximately 200 metres away), which caters for all age groups.

Historic Fence Refurbishment

The existing wrought iron fence along the Colombo Street is in need of repair work as well as repainting. This will enhance the Colombo Street frontage of the park.

Toilet Replacement

The existing toilets on Colombo Street are due for replacement and are also of the old park toilet design. Currently there is a lot of vandalism, unsavoury activity and graffiti occurring within this building.

It is proposed that the new toilets will be sited on the current location, will be of the parks safer design (door opening into one room with toilet and wash basin) and the doors facing the street (sketch enclosed).

The location remained the same due to there already being toilets in the Rugby Club changing rooms and the Cricket and Hockey clubrooms at the other end of the park which are utilised during sports games.



CHRISTCHURCH
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HAVE YOUR SAY

The Council's Capital Development Unit has prepared a concept plan for a number of projects in Sydenham Park including a new car park development and toilet replacement.

To assist us with the proposed development, the Capital Development Unit would like to determine the views of the local community prior to commencing detailed design and construction. We would appreciate you taking the time to complete the enclosed comment form with any feedback and returning it by 14 February 2008.

If you would like any further information or assistance in regard to this project, please do not hesitate to contact either

Ann Campbell,
Consultation Leader – Greenspace
phone 841 5111 or (027) 473 3752

OR

Kevin Williams,
Capital Project Leader,
phone 841 6657 or (027) 226 1587.

ADDITIONAL PROPOSALS

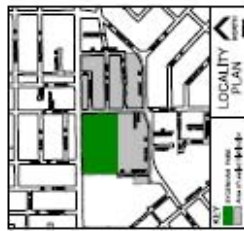
During the initial planning phase prior to the development of the concept plan, a number of issues were identified both by staff, park user feedback and a safety report and have been addressed in the plan to action as funding allows.

- Re route path away from the blind corner at the Bowling Club, improve lighting and trim the vegetation.
- Brougham Street entrance - re route pedestrian path around the front of the pavilion, creating new gate in the fence in line with the existing pedestrian crossing at Durham Street South.
- Improve lighting behind Hockey/Cricket pavilion, remove and replace some vegetation.
- Re route southern path so contained entirely within the park and away from the trees and storage shed on the southern boundary.
- Relocate new storage shed to Bowling Club corner.
- Replace some internal fences with see through steel rod type of fence and trim vegetation.
- Trim, remove or replace some shrubs along northern boundary.
- Ensure all paths to sporting facilities have an appropriate and consistent level of lighting for safe movement at night.

TIMELINE

Once consultation has been completed and any necessary alterations to the proposed plan finalised, approval will be sought from the Spreydon/Heathcote Community Board to proceed to detailed design and construction.

It is anticipated that initial construction on this project will commence prior to June 2008.



PLEASE HAVE YOUR SAY

Your input will mean that the Sydenham Park Development Project fulfils community aspirations and provides new and upgraded facilities to a well utilised local sports park.

Comments regarding this proposal are invited from local residents. Please return your submission no later than 14 February 2008.

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14. APPLICATION TO THE SPREYDON/HEATHCOTE COMMUNITY BOARD'S 2008/09 DISCRETIONARY RESPONSE FUND – PURCHASE OF ELLERSLIE INTERNATIONAL FLOWER SHOW TICKETS

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8462
Officer responsible:	Democracy Services Manager
Author:	Jenny Hughey, Community Board Adviser

PURPOSE OF REPORT

1. The purpose of this report is to ask the Board to consider the purchase of \$506 worth of 2009 Ellerslie International Flower Show tickets to distribute to nominated residents of the Spreydon/Heathcote Ward.

EXECUTIVE SUMMARY

2. The cost of bulk purchase tickets for the Ellerslie International Flower Show is \$22, compared to \$28 for a ticket that is not part of a bulk purchase. The sum of \$506 would purchase 23 tickets that the Board could distribute to nominated residents of the Spreydon/Heathcote Ward.
3. The Board would need to decide on the criteria for the distribution of the purchased tickets to residents in the ward, e.g. to recognise the efforts of individuals for their contribution to the community.

FINANCIAL IMPLICATIONS

4. The Board has \$44,199 available in the 2008/09 Discretionary Response Fund.

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

5. From page 170 of the LTCCP under Community Board Funding the Spreydon/Heathcote Community Board has discretionary funds for allocation.

LEGAL CONSIDERATIONS

6. Nil.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

7. Page 170 of the LTCCP under Community Board Funding.

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

8. As above.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

9. Funding for this project aligns with the Council's 'A City for Recreation, Fun and Creativity' Community outcomes and also with the Events Strategy.

CONSULTATION FULFILMENT

10. Not applicable.

14 Cont'd.

STAFF RECOMMENDATION

It is recommended that the Board:

- (a) Gives consideration to the purchase of tickets to the 2009 Ellerslie International Flower Show to the value of \$506 (23 tickets) from its 2008/09 Discretionary Response Fund.
- (b) Gives consideration to criteria for the distribution of the 2009 Ellerslie International Flower Show tickets.

CHAIRPERSONS RECOMMENDATION

For discussion.

15. **SPREYDON/HEATHCOTE COMMUNITY BOARD – ADOPTION OF 2009 MEETINGS SCHEDULE**

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8462
Officer responsible:	Democracy Services Manager
Author:	Jenny Hughey, Community Board Adviser

PURPOSE OF REPORT

1. To seek the adoption by the Board of its ordinary meetings schedule for 2009.

EXECUTIVE SUMMARY

2. In order that the business of the Board can be conducted in a programmed manner and the necessary public notification is given of those meetings, it is proposed that the Board adopt a schedule of ordinary meetings for 2009.
3. The dates proposed assume that meetings of the Spreydon/Heathcote Community Board will be held on the first Tuesday of each month commencing at 4.30pm and the last Friday of each month commencing at 8.00am. The practice of having Board Seminars where necessary immediately following the Board's monthly meetings is also proposed to continue. All ordinary meetings would be held in the Board Room, 66 Colombo Street, Christchurch.
4. The schedule also includes the allocation of the Board's Strengthening Communities Funding at the ordinary meeting on 7 August 2009.

FINANCIAL IMPLICATIONS

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

5. Yes. Provision is made in the 2006-16 LTCCP on page 115, for elected member representation and governance.

LEGAL CONSIDERATIONS

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

6. Yes. In respect of Section 19 of the Local Government Act 2002, community boards may adopt a schedule of ordinary meetings that are also required to be publicly notified in accordance with Section 46 of the Local Government Official Information and Meetings Act 1987.

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?

7. Yes. Page 111 of the LTCCP regarding levels of service for democracy and governance, refers.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

8. Yes. The Council's Strategic Direction – Strong Communities, Goals and Objectives (3) to promote participation in democratic processes, refers.

CONSULTATION FULFILMENT

9. Not applicable.

15 Cont'd.

STAFF RECOMMENDATION

It is recommended that the Board consider adopting its schedule of ordinary meetings for 2009 to be held at 4.30pm on the following Tuesdays and at 8.00am on the following Fridays, in the Board Room, 66 Colombo Street, Christchurch, as follows:

Tuesday 10 February 2009
Tuesday 10 March 2009
Tuesday 7 April 2009
Tuesday 5 May 2009
Tuesday 16 June 2009
Tuesday 7 July 2009
Tuesday 11 August 2009
Tuesday 8 September 2009
Tuesday 6 October 2009
Tuesday 10 November 2009
Tuesday 8 December 2009

Friday 27 February 2009
Friday 27 March 2009
Friday 24 April 2009
Friday 22 May 2009
Friday 26 June (includes Strengthening Communities Seminar)
Friday 24 July 2009
Friday 7 August 2009 (Strengthening Communities Funding Meeting)
Friday 28 August 2009
Friday 25 September 2009
Friday 23 October 2009
Friday 27 November 2009
Friday 18 December 2009

CHAIRPERSONS RECOMMENDATION

For discussion.

16. 12. 2008

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16. COMMUNITY BOARD ADVISER'S UPDATE
17. ELECTED MEMBERS INFORMATION EXCHANGE
18. MEMBERS QUESTIONS