



## Christchurch City Council

# RICCARTON/WIGRAM COMMUNITY BOARD

## ENVIRONMENT COMMITTEE AGENDA

**THURSDAY 9 OCTOBER 2008**

**AT 5PM**

**AT SOCKBURN SERVICE CENTRE**

**IN THE BOARDROOM,  
149 MAIN SOUTH ROAD, CHRISTCHURCH**

**Community Board:** Beth Dunn (Chairperson), Helen Broughton, Jimmy Chen, Judy Kirk, Peter Laloli, Mike Mora and Bob Shearing.

**Community Board Adviser**

Liz Beaven

Telephone: 941-6501

Email: [liz.beaven@ccc.govt.nz](mailto:liz.beaven@ccc.govt.nz)

- PART A - MATTERS REQUIRING A COUNCIL DECISION**
- PART B - REPORTS FOR INFORMATION**
- PART C - DELEGATED DECISIONS**

### INDEX

	PAGE NO	CLAUSE	
PART B	2	1.	APOLOGIES
PART B	2	2.	DEPUTATIONS BY APPOINTMENT
PART B	2	3.	CORRESPONDENCE
PART B	2	4.	BRIEFINGS
PART C	3	5.	JOHN OLLIVER RESERVE TREE REMOVAL AND REPLACEMENT PLANTING PROJECT
PART B	17	6.	ELECTED MEMBERS' INFORMATION EXCHANGE

9. 10. 2008

2

1. **APOLOGIES**
2. **DEPUTATIONS BY APPOINTMENT**
3. **CORRESPONDENCE**
4. **BRIEFINGS**

**5. JOHN OLLIVER RESERVE TREE REMOVAL AND REPLACEMENT PLANTING PROJECT**

<b>General Manager responsible:</b>	General Manager City Environment, Jane Parfitt, DDI 941 8656
<b>Officer responsible:</b>	Transport and Greenspace Unit Manager, Alan Beuzenberg
<b>Author:</b>	Ann Campbell, Consultation Leader – Greenspace and Tony Armstrong, Arborist

**PURPOSE OF REPORT**

1. The purpose of this report is to recommend to the Board (via this Committee) to approve a final landscape plan for tree replacement in John Olliver Reserve (**see attachment 1**).

**EXECUTIVE SUMMARY**

2. John Olliver Reserve is a small reserve located on John Olliver Terrace in Halswell.
3. As part of the City’s tree renewal programme many of the trees in this reserve were identified in an advanced state of decline. Their removal and replacement is required in order to ensure public health and safety and the ongoing amenity of the reserve.
4. The existing walnut trees, believed to be either planted by the developer of the land or remnant from the time of subdivision, have not survived and will be removed in due course. As replacements, forty new trees (as shown on the attached landscape plan) are proposed to replace and enhance the reserve landscape.
5. These trees have been selected to compliment other existing riparian vegetation and trees within the subdivision, with species chosen for their tolerance of seasonally wet ground conditions, adding seasonal features eg flower, fruit colour and for general environmental benefit eg shade, shelter and habitat.
6. The design considers the linear layout of the reserve adjacent to the waterway and the walkway, with planting in groups to keep an informal and natural landscape.

**FINANCIAL IMPLICATIONS**

7. The estimated total cost of the project is \$25,000. The funding from Council is being provided from the “Major Tree Replacement Projects” budget 2008/09.

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

8. Yes. Funding is provided from within the Transport and Greenspace Major (Park) Tree Replacements budget.

**LEGAL CONSIDERATIONS**

9. All work will be carried out by a Council approved contractor.

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

10. Yes. As per above.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

11. LTCCP 2006 -16

Parks, Open Spaces and Waterways – page 123

- Safety – By ensuring our Parks, open spaces and waterways are healthy and safe places.
- Community – By providing welcoming areas for communities to gather and interact.
- Environment – By offering opportunities for people to contribute to projects that improve our city’s environment.

5 Cont'd

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

12. Yes, as per above.

**ALIGNMENT WITH STRATEGIES**

13. Social Wellbeing  
Safer Parks Policy  
Biodiversity Strategy

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

14. Yes, as per above.

**CONSULTATION FULFILMENT**

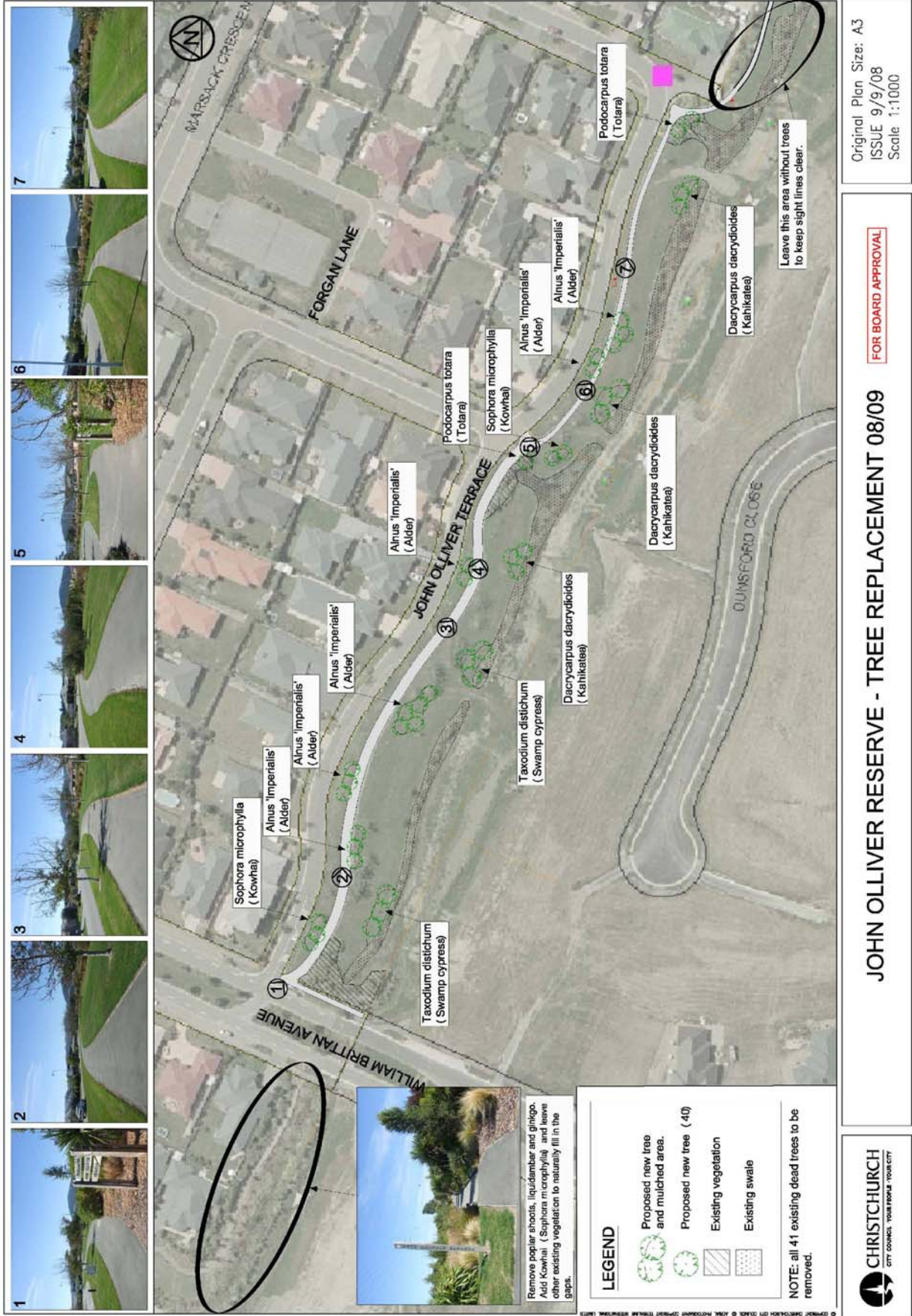
15. In June 2008 a publicity pamphlet was distributed to approximately 350 residences and key stakeholders (**refer attachment 2**). This pamphlet included a summary of the concept, initial concept plans and a feedback form. The project team sought feedback from the community to see whether the proposal was generally supported.
16. The consultation received 35 submissions and community feedback was generally very positive (**refer attachment 3**).
- 29 submitters responded "YES – I support the concept plan"
  - 3 submitters responded "NO – I do not support the concept plan"
  - 3 submitters neither supported or opposed the proposal
17. The key issues identified by submitters relate to:
- (a) **Height and placement of proposed trees**  
The proposed species of trees will be planted away from boundaries on opposite sides of road and waterway respectively. The exotic trees are deciduous so will let light in during the winter. The totara and the kahikatea are relatively slow growing. Trees are being planted in clusters so there will be significant gaps ensuring clear sight lines.
- (b) **Tree species**  
The proposed choice of trees reflects the environment and conditions, the open space and landscape structure to provide amenity ie, shade, shelter, screening, colour, wildlife habitat and what is available through the Council Nursery. The species selected include small to large, deciduous and evergreen and exotic and native trees representing a relatively diverse range of plants for the number of replacements.
- (c) **Request for natives**  
The Project Team feel there is a good balance of exotics and natives throughout the planting replacements.
- (d) **Flooding problems**  
This area is a flood retention area, it is designed that the water comes up to the carriageway (or thereabouts) in storm events and is held there for around 48 hours or so. Generally this is a wet area and given the ground water level is high, conditions are exacerbated in the winter.
- (e) **Maintenance issues**  
All maintenance issues have been logged in the RFS system and forwarded to the appropriate staff member for action.

**5 Cont'd**

18. As a result of the consultation there is only one change made to the final plan:
  - All oak trees will be replaced with alders due to the wet ground conditions.
19. It is pleasing to note the interest of this reserve to the local community through the comments received.
20. 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 Riccarton/Wigram Environment Committee 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**

That the Environment Committee recommend to the Board to approve the final landscape plan for John Olliver Reserve and proceed with the implementation of the project in the current (2008/9) financial year.



## JOHN OLLIVER RESERVE TREE REMOVAL AND REPLACEMENT PLANTING PROJECT Consultation Summary

The consultation on this project was carried out in June 2008 and received 35 submissions.

Submitters were asked to respond to a concept plan for a tree removal and replacement planting project in John Olliver Reserve.

<b>Landscape Proposals</b>	<b>Number Responses</b>	<b>of Percentage</b>
<i>Yes – I support the proposed concept plan</i>	29	84%
<i>No – I do not support the proposed concept plan</i>	3	8%
<i>Position not indicated</i>	3	8%

While these figures indicate strong support for the project in general, the following issues were also identified:

- Height and placement of proposed trees
- Tree species
- Request for natives
- Flooding problems

**JOHN OLLIVER RESERVE TREE REPLACEMENT****Clause 5 – Attachment 3**

"Note: Names and addresses, along with personal identifying information (denoted by [ ]) have been deleted from this document for privacy reasons. This information has been taken into consideration in the analysis of submissions."

REF	YES	NO	COMMENTS	PROJECT TEAM RESPONSE
1.	Y			
2	Y		We believe this is for the better of the area. For anyone whom objects to this plan should think about, if the trees were dead in their own place/section most people would remove and plant with something living. The pleasant surrounding in which we live can only be enhanced by replacing the trees etc.	
3	Y			
4			Our concern is that the trees along John Olliver Terrace and in The Swale may grow too large for the houses that have now been built close to the southern edge of The Swale. These houses seem all to be 'spec' homes and their future owners will currently have no chance of input into the consultation. Our research into the Taxodium Distichum suggests that it could grown to 20 – 40 metres. This would be disastrous for houses built close to The Swale. Some more specifics about the actual variety of Taxodium to be planted would be helpful. Sadly totora, kahikatea will also eventually grow very tall for the houses in the south and cast dense shade. We are particularly concerned about the issue of tree height and shade, because there are 2 older trees planted outside our house on [ ]. Currently they are both relatively small, but already they are affecting the light available to us and our next door neighbours. These trees can be no more than 10 years old, but already show the potential to create problems. Worry for us. We would like some assurance that the planned planting will not adversely affect people's living conditions. What plans are there for planting small things in the swale? Flaxes, grasses etc? Preservation of its natural state? Is there to be a footpath along the southern edge of the swale? Will there be a small footbridge across it? It would be great if this were to be done.	Arborist suggests will not grow to higher than 15m they are deciduous so will let in light in winter.  Set back required for swale and power lines should mean that shade won't affect properties.  The totara is planted well away from the boundary. Kahikatea has slim form.  The trees being planted are selected to enhance living conditions and supplement wildlife corridor.  This area is a flood retention area, it is designed that the water comes up to the carriageway (or thereabouts) in storm events and is held there for around 48 hours or so. This is a pretty wet area and given the ground water level is high at the best of times, things do get a bit soggy in the winter.  No budget allocated for paths/footbridge



REF	YES	NO	COMMENTS	PROJECT TEAM RESPONSE
5	Y		<ol style="list-style-type: none"> <li>1. Plan looks OK providing the Alder – Oak plantings are watered (as <u>well</u> as mulched) for first <u>two</u> summer periods Note: Bad example of Oaks along A and P Showgrounds/Wigram Road boundary – not mulched or watered until too late (probably not wrenched stock also).</li> <li>2. I would like to know when it is proposed to replant trees along Milns Road to replace Juglans (Walnuts) cut out by City Care last year? - a continuation of Alder and Oak would be ok, but prefer Q. Plustrus please.</li> <li>3. Some of the Hebe underplantings need replacing, not just trimming, and no more grasses, carex, sedges please there are many better natives to use.</li> <li>4. Note also – would you not be risking the proliferation of alders throughout the swale area? They can be prolific seeders in such conditions.</li> </ol>	<p>Trees will be in large mulched areas and will be on watering scheme for first 12 momths.</p> <p>RFS logged regarding street trees to Arborist</p> <p>RFS logged regarding garden maintenance</p> <p>Chosen as ornamental .. potential is there for seeding but maintenance will ensure this is managed</p>
6	Y			
7	Y			
8	Y			
9	Y		<p>We have lived one section removed from John Olliver Terrace for approx 1 year. In that time with the increased housing on the other side of the reserve, we have noticed a lot of Flooding along the reserve area. This may be attributed to the trees dying. We think something should be done about the drainage before starting the new plantings.</p>	<p>This area is a flood retention area, it is designed that the water comes up to the carriageway (or thereabouts) in storm events and is held there for around 48 hours or so. This is a pretty wet area and given the ground water level is high at the best of times, things do get a bit soggy in the winter.</p> <p>Trees are tolerant of site conditions (like wet feet). Trees will not block access or adversely affect any work on drainage. Planting will help.</p>
10	Y		Our concern would be losing line of sight to the hills, especially for immediate residents	Trees are being planted in clusters so there will be significant gaps ensuring sight lines.
11	Y			

REF	YES	NO	COMMENTS	PROJECT TEAM RESPONSE
12	Y		<p>The first priority – For residents in this area is remedial work addressing the flooding in the Reserve area especially the area of John Olliver Reserve between Elmslie Grove and William Brittan Ave. New trees are a second issue.</p> <p>We would like to meet someone from the Council to discuss the growth of the planting around our two boundaries that on the Reserve between Elmslie Grove and William Brittain Avenue.</p>	<p>This area is a flood retention area, it is designed that the water comes up to the carriageway (or thereabouts) in storm events and is held there for around 48 hours or so. This is a pretty wet area and given the ground water level is high at the best of times, things do get a bit soggy in the winter.</p> <p>RFS logged to Contract Manager regarding the growth of planting and to meet with resident</p> <p>Trees are tolerant of site conditions (like wet feet). Trees will not block access or adversely affect any work on drainage. Planting will help.</p>
13	Y			
14	Y		<p>The writer considers this area important because of its bog like conditions made more so by its use as a ponding area.</p> <p>In bad weather particularly as water has in the past reached John Olliver Terrace. The day the Walnut Trees were planted they were to die cause wet feet.</p> <p>With what I have noted it is vital that any planting must be made by experts in this field and not the residents.</p> <p>Please note: The area in question maintenance is almost nil and the developers should be brought to the notice of the residents.</p>	<p>Trees are tolerant of site conditions (like wet feet). Trees will not block access or adversely affect any work on drainage. Planting will help.</p> <p>Note re maintenance to Parks Contract Manager</p>
15	Y		You have our full support for your project. We are sure your plan can only enhance the area.	
16	Y		<p>In the area between WB Avenue and the end of Elmslie Grove I strongly disagreed with the proposal to remove the liquidamber and ginkgo. These provide vibrant autumn colour.</p> <p>This area would be drab as hell when these are removed. Has any thought been given to possible flooding problem at the end of Elmslie Grove. Flooding does occur now in periods of high and continuous rainfall. Also the run off from the Walnut Grove (Ministry of Education Land) just above this area is a major concern of local residents.</p> <p>Is there other minor plantings that would add colour to this area.</p>	<p>Poorly planted trees in wrong position and out of keeping with rest of planting.</p> <p>Add Kowhais Elmslie Grove/William Britten Ave</p>
17	Y			
18	Y			

REF	YES	NO	COMMENTS	PROJECT TEAM RESPONSE
19	Y		<p>The reason why those trees have died is because of the flooding when we have a couple of days of heavy rain this has been too wet for them. I don't know why the flooding issue can't be put right. I fully agree we need new trees but until the flooding problem is fixed they too will rot. Its not a good look when people want to buy a house in the area as they see all the water lying around.</p> <p>Thank you for the opportunity to air my views.</p>	Trees are tolerant of site conditions (like wet feet). Trees will not block access or adversely affect any work on drainage. Planting will help.
20			We have too many Oak trees that just drop leaves causing problems. Please can you plant some evergreen trees like maybe Magnolia trees or something like that.	The proposed oak trees will now be replaced with alders
21			Please plant evergreens not oak trees.	The proposed oak trees will now be replaced with alders
22	Y		<p>We congratulate the Council on its forward thinking and planning on this project. While we were aware of the dead trees, did not realise there were 41 in total.</p> <p>The maintenance of the garden area on the corner of John Olliver and Marsack Crescent is very disappointing. Recently there was attention made by Council staff, but have left behind weeds and vegetation and need to be tidied up to compliment the new proposed project. It should be noted that during heavy rain the bark and woodchip mulch is washed off the gardens and ends up on our lawns, footpaths and roads. It must also be entering the storm water system. We would be only too happy to discuss this problem with you and can be contacted as below or by phoning Brian on 977 3915.</p> <p>We are looking forward to seeing the new plantings in place.</p>	RFS logged regarding roadside landscape maintenance.
23	Y			
24	Y			
25		N	I fell there are too many deciduous trees. More natives. The creek/pond area is all planted in natives and the reserve should reflect this. In fact I'd be much happier if all of the trees on Milnes Estate in front of the houses were natives. The deciduous plants do not reflect the original state of the area now known as Milnes Estate.	The street trees were planted by developer.

REF	YES	NO	COMMENTS	PROJECT TEAM RESPONSE
26	Y		<p>Yes I am concerned that the species of trees will not feed or attract the bird life. We have bellbirds returning to Halswell now but not in this area. Can bellbirds feed on any of these trees? What about the concept promoted by CCC for a corridor of natives from the Port Hills to the city? Do not support oaks or alders. Natives please. Those that feed and shelter the birds. More 'cluster' planting. Autumn leaves would be reduced with natives. Thank you.</p> <p>Additional email received by arborist: I am concerned about the choice of trees for planting in the John Olliver Reserve. It seems to me that they will not necessarily attract and feed the native birds and that this is something the council should be considering more fully. I have heard a bellbird recently in my garden here in Halswell, but only one and only once. Can we plant trees that will feed the birds and encourage them to nest in the area? I have read the CCC's "Bush Birds" pamphlet and there are some good suggestions there for trees that will provide food all the year around. I would have thought that the planting policy at John Olliver reserve would match the Council's own public advice. Karamu, peppertree, mimimiki and kohuhu are all suggested as options that I believe would help the birds.</p> <p>I also feel that that the choice of English oaks is not good if only for the amount of autumn leaves that are generated. Even a turkey oak would be better (although I am opposed to oaks at all in this context). English oaks become very straggly as they mature and do not keep good form.</p> <p>So I ask the following questions:  What is the justification for the proposed choice of trees in the John Olliver reserve?  Do other people feel the same?  When will the plan be presented to the Community Board?</p> <p>Many thanks for your assistance and answer to the questions.</p>	<p>The project team feel there is a good balance of exotics and natives throughout the planting replacement.</p> <p>The proposed choice of trees reflects the environment and conditions, the open space and landscape structure to provide amenity ie, shade, shelter, screening, colour, feature, wildlife habitat and what is available recommended for sites of this nature</p>
27	Y		<p>In general I support the concept plan. I'm ok with the planting (proposed) of the Alder, English oak and Kowhai trees. However I do have some concerns. Regarding the swamp cypress and Kahikatea. Especially the close proximity to the existing swale (areas 3 &amp; 4 mainly). I'm unsure how tall these trees will grow and would prefer nothing too tall be planted this close to the swale/houses or future housing that will be built in this area. I understand that it is difficult to find suitable trees for some conditions and it is hard to please everyone. Will the new trees be planted in similar positions to the dead/dying trees? It would have been helpful to have the existing trees (to be replaced) on the map. Thank you for otherwise comprehensive information.</p>	<p>The new plantings are being clustered creating more areas of open space whilst still maintaining tree cover</p>

REF	YES	NO	COMMENTS	PROJECT TEAM RESPONSE
28	Y			
29		N	Yes I do agree that the Walnut Trees are past their useful life. I am concerned about the English Oak trees though, I feel they will grow into huge trees and are far too close to the road where they will cover the road with leaves in the future. I would rather see evergreen trees planted where the Oaks are indicated on the site plan. We have a large number of Pin Oaks planted in Milns Estate so I feel we don't want more Oaks. I do however love the plantings of Kowhai even though they litter it wouldn't be a problem. The Oak leaves and acorns will stick to the road when it is wet and could become a driving hazard. Having lived close to a huge oak I am aware of their litter problems autumn and winter! I love living in Milns Estate and like the walkways with the trees etc.	The species of oak to be planted grows in an upright form and this will minimise leaf litter and the fall of acorns will be in the mulched area.
30	Y		Looks like a great combination of native and exotic.	
31		N	Whilst I support the planting upgrade it would be nice to be a little different at times and introduce a balance of species which make us somewhat more distinct than our English heritage. I propose a mixture of native plantings along with frost tolerant Palm trees with add a sense of relaxation, warm tropical feelings with added benefit of high resistance to disease as well as evergreen, staying nice looking in winter while the deciduous look like bare twigs. They are also very low maintenance so would add tremendous benefit to the <u>modern</u> subdivision.	Ground conditions would not support this type of planting
32	Y		Dead or dying walnut trees in Elmslie Grove too, will they be replaced as well. If not I do not support the concept plan.	Not part of this project. RFS logged regarding street trees to Arborist
33	Y			
34	Y		Happy about proposal hopefully will bring a few more birds back.	
35	Y		Thank you for your planning efforts! We do love the open views of the south west, the southern swale flaxes and natives. We will miss the two sad ginkgos in the lower elliptical area plus Erena when dead they did provide a high water comparison level for this swale. Please keep up the good work to make our enjoyment of this area and its anticipated future something we have certainly enjoyed also the security and peace!	

# JOHN OLLIVER RESERVE TREE REPLACEMENT PROPOSAL

It's your City  
  
www.ccc.govt.nz/haveyoursay

## HAVE YOUR SAY

To assist us with this tree replacement proposal, the Capital Development Unit would like to determine the views of the local community prior to commencing the proposal. We would appreciate you taking the time to complete the enclosed comment form with any feedback and returning it in the reply paid envelope by **Friday 20th June 2008**.

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

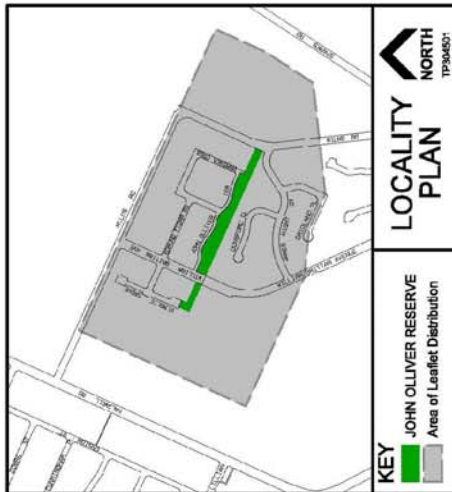
Ann Campbell  
Consultation Leader – Greenspace  
phone 941 5111 or (027) 473 3792 or

Tony Armstrong  
Arborist  
phone 941 8578 or (027) 279 6398.

### TIMELINE

Once consultation has been completed and any necessary alterations to the proposed plan finalised, approval will be sought from the Riccarton/Wigram Community Board to proceed with the tree removal project.

It is anticipated that this project will be undertaken and completed by the end of September 2008, dependent on weather and contractor availability.



### PLEASE HAVE YOUR SAY

Your input will mean that the John Olliver Reserve tree replacement project fulfils community aspirations and provides a safe and improved landscape environment for everyone to enjoy.

Comments regarding this proposal are invited from local residents. Please return your submission in the reply paid envelope no later than:

**Friday 20th June 2008**

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Ann Campbell  
Consultation Leader – Greenspace  
Capital Development Unit  
Christchurch City Council  
Beckenham Service Centre  
PO Box 12 033  
CHRISTCHURCH  
Phone 941 5111 or (027) 473 3792  
Email: Ann.Campbell@ccc.govt.nz

Tony Armstrong  
Arborist  
Transport and Greenspace Unit  
Christchurch City Council  
Civic Offices  
PO Box 237  
CHRISTCHURCH  
Phone 941 8578 or (027) 279 6398  
Email: Tony.Armstrong@ccc.govt.nz

John Olliver Reserve, in the Milns subdivision, is a small rectangular shaped reserve located in Halswell. This reserve contains a number of dead and dying walnut trees. Trees in this reserve potentially provide a significant contribution to the look of the park as well as providing some good shading and shelter for neighbouring residents and the local community.

To ensure the ongoing amenity, and safety for park users, all of the existing trees in this reserve have been identified for removal due to health, safety and poor form/condition. The attached landscape plan highlights the issues for your perusal. Proposed new trees have been marked in green on the enclosed plan. Replacement trees that have been chosen to replace the existing trees are those that we expect will do well in the environment of this reserve.



**CHRISTCHURCH**  
CITY COUNCIL - YOUR PEOPLE - YOUR CITY

It's your City



www.ccc.govt.nz/haveyoursay

# John Olliver Reserve Tree Replacement Feedback Form

We would like to hear your views on the tree replacement in John Olliver Reserve.

Yes - I support the concept plan.

No - I do not support the concept plan

Do you have any comments or feedback on this concept plan?

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Please fold with the reply paid portion on the outside, seal and return by **Friday 20 June 2008**. Thank you for taking the time to respond.

If you would like to be kept informed about the project, please note your contact details below:

Name: .....

Address: .....

Phone Number: ..... (daytime) E-Mail: .....

**Privacy Act**

The Capital Programme Group of the Christchurch City Council wishes to collect the personal information requested above for the purposes of communicating with you in regards to this proposed work. Providing this information is not compulsory. You have the right to access and correct this information.

Comments continued ...

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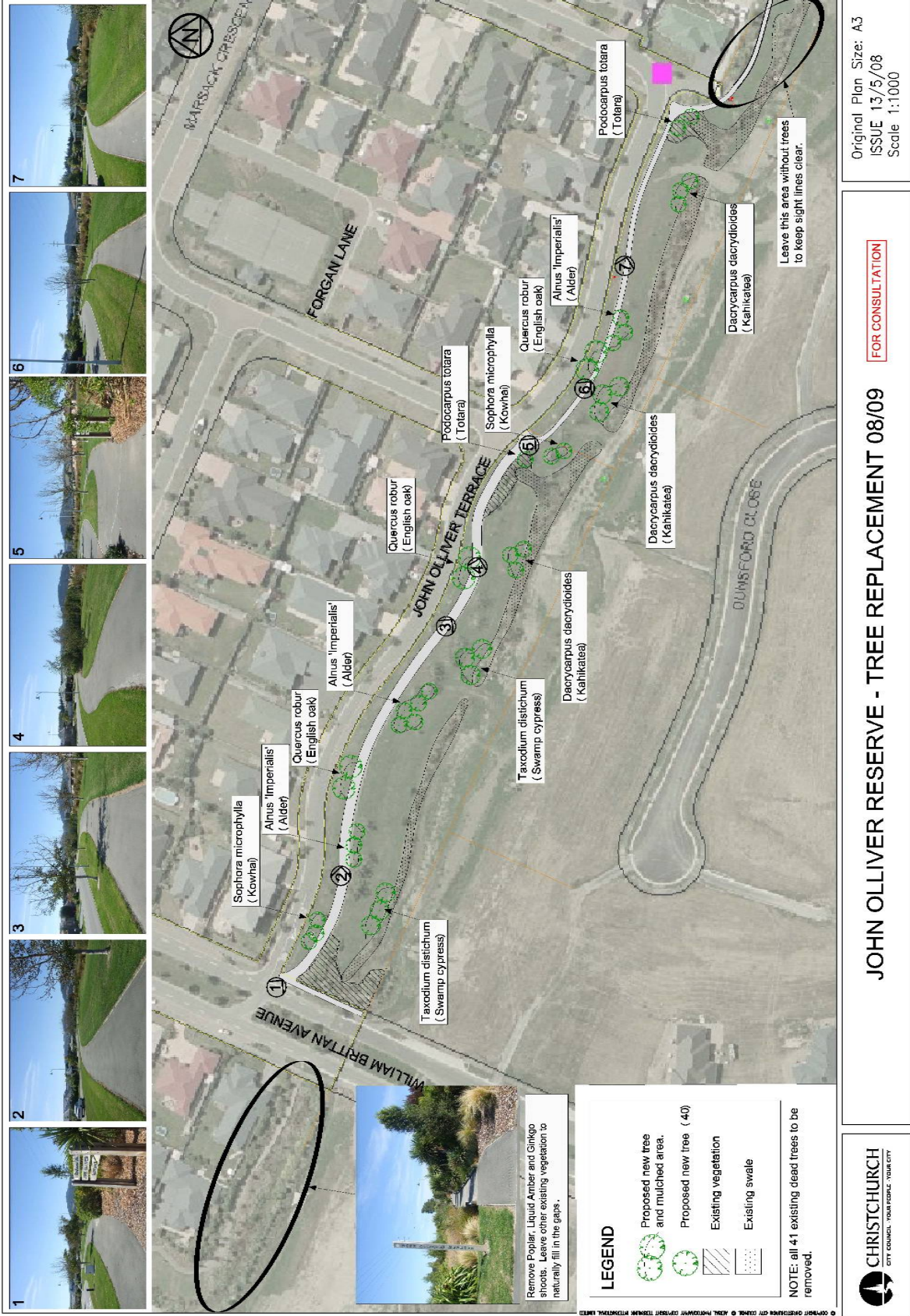
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Attention: Ann Campbell  
Beckenham Service Centre  
Christchurch City Council  
P O Box 12 033  
CHRISTCHURCH 8242







**9. 10. 2008**

17

**6. ELECTED MEMBERS' INFORMATION EXCHANGE**