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**BURWOOD/PEGASUS COMMUNITY BOARD
5 OCTOBER 2005**

**A meeting of the Burwood/Pegasus Community Board
was held on Wednesday 5 October 2005 at 5.00 pm**

PRESENT: Glenda Burt (Chairperson), Carole Evans, Carmen Hammond,
Tina Lomax and Gail Sheriff.

APOLOGIES: Apologies were received and accepted from Caroline Kellaway and
Don Rowlands.

The Board reports that:

PART A – MATTERS REQUIRING A COUNCIL DECISION

1. OWLES TERRACE SITE TESTING

General Manager responsible:	General Manager Corporate Services
Officer responsible:	Corporate Support Manager
Author:	Felix Dawson, Property Project Consultant, DDI 941-8477

PURPOSE OF REPORT

1. The purpose of this report is to provide an information summary of testing at the Council property in Owles Terrace. It also provides an update of the timeframe for moving forward with development of the site and reconfirms the original process for tendering the site.

EXECUTIVE SUMMARY

2. In August 2004 the Council resolved to follow the process recommended by staff for assessing the feasibility of disposing of part of the Council site at Owles Terrace. The first stage in the process involved further testing for contaminants on the site. The testing is completed and has provided the following conclusions:
 - (a) Confirmation of earlier advice that residential use of part of the site should not be precluded.
 - (b) Structural modification of the river bank to allow introduction of water to the site is not feasible.
 - (c) Groundwater contamination exists but at acceptable levels.
3. In accordance with a resolution adopted by the Council in 2004 it is proposed to tender a portion of the site (as shown on the attached map) for sale. This will enable analysis of whether to dispose of that part and develop the rest for reserve or whether to keep the whole site for reserve purposes.

FINANCIAL AND LEGAL CONSIDERATIONS

4. Greenspace have only limited budget provision for development of the reserve area. The Property Consultancy Team have a revenue provision of \$500,000 for disposal of property not required by the Council. Depending on any return received from Owles Terrace and progress of sale for other properties it is possible that part of the proceeds from the sale of Owles Terrace will be applied to development of the reserve.
5. The Community Board does not have delegated authority to make a decision in this matter, such a decision needs to be made by the full Council. The Board does, however, have recommendatory powers to the Council.

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BACKGROUND ON OWLES TERRACE - SITE TESTING

5. On 13 August 2004 the Council adopted the following resolutions:
1. *That the Council endorse option four in principle subject to further analysis of costs benefits and risks following completion of the above process.*
 2. *That the Council endorse the process above established for the purpose of making a decision on whether to proceed with option three or four.*
 3. *That the Council endorse the following principles to be incorporated into the tender document:*
 - (a) *That remediation is to be undertaken at a level required to meet the requirements of the subdivision consent, with best endeavours to exceed minimum standards where possible. The Council will not transfer ownership of the site until remediation has been appropriately completed. Probable financial contribution by Council to the cost of site remediation.*
 - (b) *That the site layout and building designs incorporate principles of high quality urban design and sustainable building methods.*
 - (c) *That a preliminary park design would be provided. The final design could be modified to co-ordinate with the housing development proposal.*
 4. *That a further report be presented to the Council and the Burwood/Pegasus Community Board in December 2004 once the investigations were complete.*
6. Site investigations are now complete and this report is provided pursuant to resolution 4 above.

Contamination Testing Programme

7. A detailed soil report was recommended in the 2004 report for the purpose of enabling assessment of:
- (a) The viability of disposal of a portion of the site.
 - (b) Options for development of the reserve.
 - (c) Assessment of groundwater leachate.
8. Site testing was undertaken by MWH Ltd at the end of September 2004. A draft version of the soil testing report was received on 30 November 2004. It was provided in draft for staff discussion primarily for consideration of the significance of groundwater contamination shown to exist on the site. The report was forwarded to ECan for comment on the contamination levels specifically for comment on the future requirement for discharge consents and also the necessity to undertake a river monitoring programme. ECan advised that a discharge consent would not be required and that river monitoring would also not be required unless diversion works are carried out on the river bank.
9. Despite the advice regarding river monitoring, staff decided to test river water samples on the basis that the Council would be consulting with the public on the development of the reserve and that the public would want a high level of confidence that the disused landfill was not generating an amount of leachate capable of contaminating the Avon River. Water samples were taken during high tide and low tide from in front of the site in addition to two upstream and one downstream control samples. Final test results have been received and we are advised that several contaminants displayed elevated concentrations above ANZECC guidelines, but as they are no higher than the normal background levels in the Avon River it is questionable as to whether they are from leachate generated by the disused landfill. The issue is further complicated by the regular discharge from the waste water treatment plant into the estuary. It can be concluded therefore that the site in its current state poses no environmental risk.

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Testing Summary

10. The testing has provided the following information:
- (a) Earlier advice has been confirmed that residential use should not be precluded by the site issues relating to stability and contamination.
 - (b) Structural modification of the river bank allowing the introduction of river water to the site would create significant uncertainties relating to ongoing affects and has been strongly discouraged by MWH Ltd. This view has been echoed in the ECan approach to discharge consents for the site.
 - (c) Whilst the groundwater contains some contaminants derived from the dump refuse layer, the level is not such as to provide concern. This has been confirmed by both the ECan assessment of initial test bore results, and the additional river water testing.

Moving Forward

Tender part of the site

11. The test results and information will provide prospective purchasers with sufficient information to conduct a proper analysis of site development potential and hopefully price the site with some certainty now that the risk factors are well established. A tender of the site with this information available will provide a proper test of its market value and enable assessment of the feasibility of disposal.

Reserve Development

12. City Solutions - Project Management (John de Zwart) has been engaged "To co-ordinate the development of the Whithells Island Riverside Park". A staff workshop was held on 11 August 2005 to establish the parameters of the reserve and development site taking into account the current/future users and development constraints of the site as demonstrated by the test results. Making a cut into the river bank and establishing a wetland area as mooted in the 2004 report is clearly not feasible without further analysis of risk and costs. MWH Ltd advice has made it clear that mitigation of potential risk will be prohibitively costly.
13. It is not proposed to incur further expense analysing the environmental risks and attendant cost implications of a riverbank diversion. Improved access to the river as part of a river park development is still possible by way of board walk, floating pontoons and a jetty.
14. A wider street frontage to the reserve at the west end of the site will enhance opportunities for development of the reserve entrance and enable provision of a walking link through to Union Street. This area will also establish greater opportunity to provide for existing and future users of the river and joint road access to the reserve and development site (see plan attached).
15. The options for use of the reserve as a whole will be explored in greater detail after public consultation, which will follow the tender process and Council decision on disposal of part of the site.

Timeframe

		2006
1.	Tender development site	mid February-end March
2.	Assess tenders	April
3.	Options report on feasibility of sale - Council decision	May
4.	Detailed reserve design and development following public consultation to take place after decision is made on sale of part of the site	June - August

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OPTIONS

16. Tender a portion of the site for sale as decided in the 2004 report.
17. Do not test the market by tender of part of the site and develop the whole site as reserve. Earlier analysis has shown:
 - (a) That there is no lack of green space in this part of Christchurch so the need for the whole site as reserve does not exist.
 - (b) Greenspace do not have sufficient budget for development of the reserve and sale of part of the site may provide funds for this purpose.

PREFERRED OPTION

18. A proper decision on the feasibility on sale of part of the site cannot be made until a tender process has been completed, therefore option one is preferred.

STAFF RECOMMENDATIONS

- (a) That the Council reconfirm the resolutions of 13 August 2004 relating to the process for tender of part of the site for sale.
- (b) That the site for tender be as shown in the plan attached.

BOARD RECOMMENDATIONS

1. That the Council reconfirm the resolutions of 13 August 2004 relating to the process for tender of part of the site for sale.
2. That the site for tender be as shown in the plan attached to the report.
3. That the Council resolve that the tender process include opportunities for diverse and unique options for alternative housing development on the site.

PART B - REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

OWLES TERRACE SITE TESTING

Ms Jane Quigley, representing the Christchurch Eco-Housing Network (CEN), was in attendance to outline CEN's interests in the Council's Owles Terrace site. Ms Quigley explained that CEN was very interested in using the Owles Terrace site to develop an eco-housing complex but that it was concerned that it could not compete in an open tender process. Ms Quigley commented that CEN was willing to explore a variety of options with the Council for achieving CEN's aims on the site.

The Board's decision in relation to this matter is recorded in clause 1 of this report.

3. CORRESPONDENCE

SPECIAL AMENITY STATUS FOR MARINE PARADE

A letter was received from Jan Kenny on behalf of the Pegasus Sustainable Development Society Inc requesting assistance with establishing Special Amenity Status for Marine Parade.

The Board **decided** to let the letter lie on the table and to request that the Community Engagement Team seek clarification from the Pegasus Sustainable Development Society Inc about the nature and structure of the society and its decision making process.

4. RESIDENTS' ASSOCIATIONS

The South New Brighton Residents' Association gave its apologies for the meeting and will attend the next Board meeting on 19 October 2005.

5. JANE CARTWRIGHT - COMMUNITY OUTCOMES

This item was deferred until the next meeting.

6. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

The Board **received** items of information under the Community Board Principal Adviser's Update and in particular expressed its appreciation for the information presented on the CSR Calls Received.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

7. CONFIRMATION OF REPORT

The Board **resolved** that the report of the ordinary meeting held on Wednesday 21 September 2005 be confirmed.

8. SALTAIRE STREET KERB AND CHANNEL RENEWAL

The Streets Capital Programme Officer sought the Board's approval for traffic restrictions associated with the Saltaire Street kerb and channel renewal; and updated the Board on consultation with the Saltaire Street residents in respect of traffic calming measures and landscaping.

The Board **resolved**:

1. That the stopping of vehicles be prohibited at any time in the following locations:
 - (a) On the north side of Saltaire Street commencing at its intersection with Bower Avenue and extending 25 metres in a easterly direction.
 - (b) On the south side of Saltaire Street commencing at its intersection with Bower Avenue and extending 30 metres in a easterly direction.
 - (c) On the north side of Saltaire Street commencing at its intersection with Marriotts Road and extending 20 metres in a westerly direction.
 - (d) On the south side of Saltaire Street commencing at its intersection with Marriotts Road and extending 28 metres in a westerly direction.
2. To approve the Saltaire Street landscaping as detailed in the plan attached to the agenda.

9. BANKS AVENUE TRAFFIC CALMING/BANKS AVENUE KERB AND CHANNEL RENEWAL (FROM NORTH PARADE TO EAST OF ACHILLES STREET – NORTH SIDE ONLY)

The Senior Capital Programme Consultation Leader sought the approval of the Burwood/Pegasus Community Board and the Shirley/Papanui Community Board for the Banks Avenue traffic calming and kerb and channel renewal project to proceed to final design, tender and construction.

The Board **resolved**:

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1. To approve the Banks Avenue traffic calming and kerb and channel renewal project as shown in Attachment 2 to the report proceeding to final design, tender and construction.
2. **Banks Avenue Parking Restrictions**
 - 2.1 That all existing parking restrictions on Banks Avenue be rescinded.
 - 2.2 That the stopping of vehicles be prohibited at any time in the following locations:
 - (a) On the north side of Banks Avenue commencing at a point 83 metres east of its intersection with North Parade and extending in an easterly direction for a distance of 55 metres.
 - (b) On the south side of Banks Avenue commencing at a point 88 metres east of its intersection with North Parade and extending in an easterly direction for a distance of 33 metres.
 - (c) On the north side of Banks Avenue commencing at its intersection with the west side of Achilles Street and extending in a westerly direction for a distance of 18 metres.
 - (d) On the north side of Banks Avenue commencing at its intersection with the east side of Achilles Street and extending in an easterly direction for a distance of 10 metres.
 - (e) On both sides of Achilles Street commencing at its intersection with the north side of Banks Avenue and extending in a northerly direction for a distance of 14 metres.
 - (f) On the north side of Banks Avenue commencing at a point 36 metres from its intersection with the east side of Achilles Street and extending in an easterly direction for a distance of 28 metres.
 - (g) On the south side of Banks Avenue commencing at a point 44 metres from its intersection with the east side of Achilles Street and extending in an easterly direction for a distance of 22 metres.
 - (h) On the north side of Banks Avenue commencing at a point 102 metres south east from its intersection with the east side of Coopers Road and extending in a south easterly direction for a distance of 37 metres.
 - (i) On the south-west side of Banks Avenue commencing at a point 107 metres south-east from its intersection with the east side of Coopers Road and extending in a south-easterly direction for a distance of 40 metres.
 - (j) On the north-east side of Banks Avenue commencing at a point 290 metres west from its intersection with the west side of River Road and extending in an easterly direction for a distance of 50 metres.
 - (k) On the south side of Banks Avenue commencing at a point 278 metres west from its intersection with the west side of River Road and extending in an easterly direction for a distance of 60 metres.
 - (l) On the north-west side of Banks Avenue commencing at a point 96 metres west from its intersection with the west side of River Road and extending in an easterly direction for a distance of 52 metres.
 - (m) On the south side of Banks Avenue commencing at its intersection with the west side of River Road and extending in a westerly direction for a distance of 125 metres.
3. To thank Lee Kelly, Senior Capital Programme Consultation Leader, for her excellent work on this project.

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10. YOUTH DEVELOPMENT SCHEME GUIDELINES

This item was deferred until the next meeting.

11. NEIGHBOURHOOD WEEK FUNDING

The Community Engagement Assistant sought the approval of the Board for funding applications for Neighbourhood Week.

The Board **resolved** to:

1. Approve the 29 Neighbourhood Week applications as detailed in the tabled report for a total of \$2,860.
2. Approve the reallocation of the funding of \$1,000 previously allocated for Neighbourhood Week towards the above applications.
3. Approve an additional \$2,500 from the Board's 2005/06 Discretionary Fund to go towards the applications received for Neighbourhood Week funding and any additional applications received, with any remaining funds to be returned to the Discretionary Fund.
4. Grant delegated authority to the Chairperson and Deputy Chairperson to consider any additional applications received and to allocate funding from any remaining balance of the funding agreed to above.

The meeting concluded at 6.30 pm.

CONSIDERED THIS 19TH DAY OF OCTOBER 2005

**GLENDIA BURT
CHAIRPERSON**