

CHRISTCHURCH CITY COUNCIL

NOTES OF A SEMINAR OF THE COUNCIL

**Held in the Council Chamber, Civic Offices
on Tuesday 1 May 2007 at 1.30pm**

PRESENT:

Christchurch City Council

Councillor Sue Wells (Chairman)
Councillors Helen Broughton, Sally Buck (to 2.30pm),
Barry Corbett, David Cox, Anna Crighton (to 3.05pm),
Bob Parker, Bob Shearing, Gail Sheriff (to 2.40pm) and
Norm Withers

Community Board

Jeremy Agar and Tony Sutcliffe

Developers/Residents Association

Simon Mortlock and representatives of the Kennedys Bush
Residents' Association and Lansdowne Valley residents

APOLOGIES:

Apologies for absence were received and accepted from
Mayor Garry Moore, Councillors Graham Condon,
Carole Evans and Pat Harrow

1. KENNEDYS BUSH DEVELOPMENT

It was explained that the purpose of the Seminar was to enable the various parties, City Council, Developers and Residents' Associations to discuss in an informal manner details of the proposed private plan change and the issues arising from this.

A PowerPoint presentation by Council Officers followed covering:

- Background information
- Aerial photograph
- Location
- Proposed City Plan 1995
- Council decisions 1999
- Kennedys Bush development proposal
- Current situation
- Summary

A proposal put forward by a consortium of Kennedys Bush Developments Limited, Lansdowne Farm (2005) Limited and Rossendale Holdings Limited was for 208 quality, low density, high value homes set amongst reserves of native bush and adjoining 190 hectares of parkland. This would link by a series of pathways to the Summit and to other reserves on the Port Hills.

The Park itself containing 190 hectares reached to the Summit and provided easy access for the public via two routes.

Kennedys Bush Park

A further PowerPoint presentation was provided by Simon Mortlock, titled Kennedys Bush Park, which covered:

- KBP existing zoning
- Applicants
- Proposal
- Key factors
- Concept plan
- The decision (Judge Jackson)
- The Park
- Concept plan enlargement
- Section sizes
- The homes
- Urban boundary
- Concept details storm water, water, and traffic
- Consultation

Kennedys Bush Residents' Association

Sylvia Lukey referred to the importance of the Port Hills in both a national and regional perspective.

Halswell Quarry Park was an area to be proud of, the residents held regular working bees there. She questioned the reasons for having this seminar, suggested that any matters related to environmental compensation should be considered by the new Council.

Lansdowne Valley Residents' Association

Ian Duff on behalf of the Lansdowne Valley Residents referred to the proposal as being rehash of earlier proposals by Kennedys Bush Development Limited, which was rejected by the Environment Court in 2004.

He went on to point out the similarities, essential differences between the proposals before referring to what he saw as an essential problem with environmental compensations.

Lansdowne Valley Residents' Association

Paul Sintes on behalf of the Lansdowne Valley Residents Group referred to the land being offered as compensation, as being a piece of gorse and broom covered wasteland which would cost \$1.23m to convert to native replanting.

He saw the KBP proposal as destroying the most outstanding areas of existing natural hill landscape in the Valley.

Outcomes

The opportunity was taken to seek clarification on the various matters put forward by the different parties, it being noted that the Selwyn District Council was involved and its perspective should be obtained.

In due course the proposal would come before the Council and due process would take place.

The seminar concluded at 3.32pm.