

CHRISTCHURCH CITY COUNCIL

NOTES OF A SEMINAR OF THE COUNCIL

**Held at the Sockburn Service Centre, Main South Road, Sockburn
On Tuesday 22 May 2007 at 8.45am**

PRESENT:

Christchurch City Council
Councillor Bob Shearing (Chairman)
Councillors Helen Broughton, Barry Corbett, Bob Parker,
Sue Wells and Norm Withers

Riccarton/Wigram Community Board
Peter Laloli, Lesley Keast, Dr Neville Bennett, Tony
Sutcliffe, Mike Mora

APOLOGIES: Apologies for absence were received and accepted from Mayor Garry Moore, Councillors Graham Condon, David Cox and Anna Crighton.

1. SOUTH-WEST CHRISTCHURCH AREA

The seminar commenced with a bus tour of the south-west area of Christchurch with stops along the way to view:

- Proposed Awatea Road detention basin
- Proposed Wigram airfield development
- Dunbars Road/Halswell Road basin
- Milnes Estate development
- Hendersons basin
- Halswell Quarry area development
- Halswell township business centre/community facilities
- Halswell township residential development
- Quaifes Road urban constraints

Explanations of the developments taking place at each of these sites were given by relevant staff, and supported by a series of plans.

Members returned to the Sockburn Service Centre where a PowerPoint presentation providing a project update was provided covering:

- SWAP so far
- Why develop south-west Christchurch?
- Scenario options
- Proposed staging of land development
- Constraints

- Landscape values and issues
- Protection and enhancement of landscape features
- Urban amenity/creating a unique setting/city
- Managing the interface between activities
- Cultural values
- European heritage
- Otumataua or Kitcheners Knoll
- Natural values
- Low impact urban design
- Achieving biodiversity objectives
- Open space and recreation
- Rural land values
- Social infrastructure
- Economic/business land
- Urban design
- Methods for achieving the limit?
- A great wall of Christchurch
- Transport
- Water supply and wastewater
- Major sewer upgrade
- Draft greenprint
- Principles
- Hendersons Basin high priority areas
- Other principles
- Draft land-use pattern and activity centres
- Stage 2 consultation
- Provision of infrastructure

There followed a period of discussion and comment of the presentation including:

- Infrastructure
- Would the development of Prebbleton and Templeton impinge the development
- Was there a maximum flow-rate and quantity that would be taken in the sewer scheme from Selwyn District?
- If Selwyn District chose to dispose of its own Prebbleton/Templeton sewer elsewhere, what changes and savings would occur?
- Would the proposed infrastructure be done in time for the release of further residential land
- Were there any thoughts of a local treatment plant?
- Was the Council paying the total cost for the detention basins or was there land owner contribution

Traffic

- Whincops Road now an option?
- Would the early release of land for development assist in obtaining approval for motorway ramp development

- Why had the funding requirements shifted so much in a 12-month period?
- What provisions have been made for the potential growth of the Halswell to Little River area
- Increased use of Gebbies Pass by Lyttelton Basin residents would increase traffic flow on SH75
- Could state highway 75 be re-routed around Halswell township

Urban Development Strategy

- Environment Canterbury's RPS needed to be signalled
- Would developer still be contributing at the old funding level
- How is it proposed to fund the reserve facility requirements

Greenspace

- The creation of another regional park had been identified

General Infrastructure

- The ongoing cost of maintaining conservation purchases needed to be considered
- The UDS was having a massive impact on the sub-region
- The development of a business zone needed consideration

Consultation

- If discussion is being held with land-owners – how did this fit in with the Awatea variation work
- There was need to look at the possibility of short-circuiting the planning processes
- To what extent were community boards being involved or consulted with
- Elected member sign-off had already been carried out
- There would have to be better publicity than just a newsletter - the daily newspapers would be a better avenue.

2. INTEGRATED CATCHMENT MANAGEMENT PLAN

A PowerPoint presentation was provided by Graham Herrington which covered:

- Catchment area
- Christchurch catchment boundaries
- SWAP
- Planning framework
- ICMP definition
- What's in it for Christchurch City Council
- Planning process
- Planning/investigation teams
- Impact of the urbanisation on surface water without mitigation
- Surface water treatment
- Storm detention basin
- Storm detention
- In-stream storage
- Swale
- Discharge to ground

- Wetlands
- What's the plan?
- Heathcote River catchment
- Classification
- Ground-water objectives
- Surface-water objectives
- Design principals
- Preliminary designs
- Operations
- Next steps
- Future work

Questions and comments followed covering:

- The need for public information panels alongside the different detention basins etc
- Why was the system being designed for a 50-year storm
- What were the reasons for the City Council taking over the management of the integrated catchment
- Was there an increased risk as a result of the takeover
- Would the council take up all the private discharge consents in the area
- What ideas were in mind for solving problems at their source

3. CONCLUSION

It was noted that

- The matters raised would be the subject to further seminars
- There was need to keep elected members and community board members informed
- By-laws enforcement action required
- Council approval of ICMP before it is taken out to consultation

The seminar concluded at 2pm.