

CHRISTCHURCH CITY COUNCIL

MEETING NOTES OF THE SOUTH NEW BRIGHTON RESERVES MANAGEMENT PLAN HEARINGS PANEL

**Held in the Council Chamber, Civic Offices at 10.45am
on Wednesday 3 February 2010.**

PRESENT:

Panel: Councillors Bob Shearing (Chairperson), Ngaire Button and Community Board Chairman David East.

Staff: Kelly Hansen, Recreation Planning, Greenspace and Janet Anderson, Committee Adviser

Hearing of Submissions

Patrick Malloch

- Garden areas very important
- Fresh water swamps and Naughty Boys Island have been rehabilitated from being dumping grounds and now home to bird life.
- This area has the potential to be the “jewel in the crown”.
- Main concern is the proposed closure of access way from Union Street to Bligh’s Garden. The council is urged to see this as the loss of an amenity if closed. It is also access to the Croquet Club.

Linda Stewart on behalf of the New Brighton Historical Society

- Important to have a record of the history of the area.
- Establishment of a Heritage Trail through the area with areas of interest well sign-posted.

Sue Trayling

- The plan needs to take account of the effects of Climate Change.
- The felling of trees is opposed, they keep the wind out and their roots preserve the shore line.
- The proposed set backs are opposed.
- Replacement of the existing pines and macrocarpas with native trees is of concern. Replacement with similar size trees is necessary. Otherwise there will be boring ngaio and tussock.

Murray Sim on behalf of the Christchurch Estuary Association

- The Association opposes the proposed set backs which should be much less.
- Tree removal from the water’s edge will cause erosion.

Mr Sim then introduced Mr Brian Swale Master of Forestry from Oxford and senior staff member of the former New Zealand Forest Service. Mr Swale presented a written submission.

- Issues of forest windthrow when trees felled. North-west and southerly winds sometimes reach speeds capable of causing severe windthrow, but this has not happened at South New Brighton. He expected their windfirmness to remain unless they are exposed to damaging winds by felling.
- Issues of branches falling – pines and macrocarpas do not randomly lose branches unlike some other species. People should be advised to stay out of forests in high winds.

Peter Haughey

- There has been neglect of a major scenic reserve – one and a half kilometres of coastline which is the only one sheltered by the easterly.
- The name should be “Domain” with an emphasis on trees rather than playing fields.
- The tranquil zone should extend along the whole waterfront through the pine forests.
- The walkway needs maintenance and to be accessible to wheelchairs, close to Burwood spinal unit.
- Telecommunications tower should be made vandal proof.

Brian Sandle

- Inroads can be made into vandalism by enhancing the environment.
- Ecological values important – keep environment interesting and diverse.
- He supports bird watching, access for wheelchairs but also should include challenges for the agile.

Jo Clement speaking on behalf of Thomas Clement

- The Boardwalk is 1.6 metres wide and raised above the ground. It is impossible for walkers with dogs or prams to get out of the way of cyclists. It should be compulsory for cyclists to use the gravel track with signage and cycle bars enforcing this.

Andrea Lobb and Fiona Oliphant for Mahaanui Kurataiao Ltd

- Represent collective interests of iwi in the Heathcote and Avon estuary areas and in South Brighton. Several known settlements and of cultural and historical importance for the tangata whenua.
- Have had considerable involvement with Council officers and the submission is mostly in support. However they would like a statement in the introduction acknowledging the interest of Ngai Tahu in the area.
- They would like some areas to be planted with native trees and plants.

The Chairman asked for recommendations from MKT as to taller species of trees. He suggested a policy of gradual replacement as the taller species take a long time to grow. The area for replanting will need to be identified in consultation with Ngai Tahu as it should be associated with historic and culturally significant areas.

Donald Pettitt, Don Rowlands, Ken Hughes for Menz Shed

- Works with Menz Shed which is interested in leasing the Sea Scouts' Shed in the South Brighton Domain. They spoke of the contribution to the community made by the Menz Shed movement. Presence of such a group would add to the security of the area.
- Herons in the Estuary need macrocarpa for nesting.
- "Sand dunes to Suburb" is a useful history of the South New Brighton area.

Linda Stewart

- Highlighted the tranquil zone – inappropriate to have activities cutting across this zone, there are safety issues.
- In favour of the Sea Scouts shed being used for the community and supports the Menz Shed.
- The Woodlot Set backs – five metres would be adequate in most cases, not 20 metres which would erode the forest canopy.
- There is a need to raise the stop banks near the residential boundaries. The establishment of a walkway along the top of the stop banks would future proof the area.
- An alcohol ban in the reserve is favoured.
- Fencing of the camping ground will disconnect residents from areas of the reserve.
- There needs to be some vehicle parking provided in the reserve by the Jellico Street entrance. Residents here are often blocked in by parked cars.

The panel asked whether there had been problems with alcohol use in the reserve. Response was that there was a lot of broken glass throughout the domain and especially between the toilets and the bowling club leading to this conclusion.

The Chairman thanked her for a very comprehensive analysis and suggested that the local police needed to initiate the procedure for an alcohol ban with the Council. The panel then adjourned for lunch at 1pm.

The panel reconvened at 1.30pm.

The following issues were identified arising from the heard submitters and the submitters not wishing to be heard.

- Closure of vehicular access to croquet club and fencing off footpath into Bligh's Gardens – associated security issues.
- Heritage trail: priority sections for upgrading to be identified, signs already allowed for.
- Trees, proposed setbacks. Panel suggested that the Bligh's Gardens area be specifically excluded from being subject to the 30 metre setback. Questions about the estuary side. Can the plan be more specific about what is a dangerous dying tree, to avoid appearance of arbitrary decision by the arborist? Suggest that policy 3.3.5 be removed from the document.

- MKT submission: panel agreed to put their statements into the introduction to the plan. The idea of removing existing trees and replanting with natives most controversial. Unsure whether it can be done by gradual transition, new trees may establish themselves better if whole area cleared and replanted, tall natives very slow growing and the transition could take decades. Staff to discuss and make a recommendation. 3.4.2 sets the framework “to work in partnership with Ngai Tahu and the local community.”
- Kibblewhite Street – unformed legal road. Plan to acknowledge the status of that accessway.
- Naming: Official decision was to name the whole area South New Brighton. Bligh’s Gardens have kept their separate name; other areas were unformed at the time decision made. MKT have requested a Maori name to be alongside.
- Boardwalk and use by cyclists. Staff preference is not to prohibit cycling but to encourage them to use the gravel track with cycle symbols.
- Car park at Jellicoe Street needs to be rebuilt.
- Telecommunications tower: staff to follow up the conditions of the consent issued.
- Sea Scouts’ shed: lease has expired but sea scouts have right of first refusal. Requirement within a recreational reserve is that any lease of buildings should be related to outdoor recreational activities. Possibility of shared use by the Menz Shed.
- Mosquitoes: not a problem in tidal salt water.
- Magpies: not actively controlled.
- Notice displaying tide times: good idea but would require information to be maintained.
- Security fences for campground, with pedestrian access through.

The panel agreed to visit the site with staff to obtain a better feel for the issues raised. The site visit is scheduled to take place at 9am on Friday 12 February 2010, meeting at the Estuary Road end.