Draft Long-Term Council Community Plan (LTCCP) 2009-19

Submission Form

2.30 p.m.

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16 APR 2009
Beckenham Service Centre

PLEASE READ BEFORE COMPLETING YOUR SUBMISSION

The public consultation period is from Tuesday 10 March 2009 to Thursday 16 April 2009.

It will help us if you clearly:

- state the issue you want the Council to consider;
- state what specific action you think the Council should take, and
- state why that should be done.
- type or use black ink for your submission.

Please note: We are legally required to make all written or electronic submissions available to the public and to Councillors, including the name and address of the submitter. In making submissions available to the public, the submissions will be posted electronically on the Council's website. Information will be available to the public subject to the provisions of the Local Government Official Information and Meetings Act 1987. If you consider there to be compelling reasons why your contact details and/or submission should be kept confidential, you should contact the Council Support Team, telephone 941 8999.

You may send us your submission:

On the internet:
You may enter your submission using the form provided on the Council's website at www.ccc.govt.nz/ltccp

By email:
ccc-plan@ccc.govt.nz
Please make sure that your full name and address is included with your submission.

By mail:
(no stamp is required) to:
Freepost 178
Draft LTCCP
Christchurch City Council
PO Box 237
Christchurch 8140

No anonymous submissions will be accepted. Whether you use this form or not, you must provide your full name, address and telephone number. If you are submitting on behalf of an organisation please state this and your role within that organisation.

Submissions must be received (NOT postmarked) at the Tuam Street Civic Offices no later than 5pm on Thursday 16 April 2009. To ensure receipt, hand deliver last-minute submissions to the Civic Offices, 163-173 Tuam Street.

Your submission

If you wish, you can present your submission at a hearing. If that is the case, please tick the appropriate box below. The hearings will be held from 11 May 2009 to 18 May 2009. Five to ten minutes will be allocated for speaking to your submission, including time for questions from the Councillors. The Council will confirm the date and time of your hearing in writing, by email or by telephone call.

Tick one

☐ I do NOT wish to discuss my submission at the hearing, and ask that this written submission be considered

OR

☑ I wish to discuss the main points in my written submission at the hearings to be held between Monday 11 May 2009 and Monday 18 May 2009.

Are you completing this submission: ☑ For yourself ☑ On behalf of a group or organisation

If you are representing a group or organisation, how many people do you represent? and Public support

Contact Name David Lee

Organisation name *(if applicable)* Sparks Rd Garden., Cashmere Garden

Organisation role *(if applicable)* Market Gardening

Contact Address P. O Box 10104
Christchurch. Postcode 8145

Phone No. *(day)* 021983392 Phone No. *(evening)*

Email *(if applicable)*

Signature Date 15-4-09

Draft Long-Term Council Community Plan (LTCCP) 2009-19

Submission Form

Please be as specific as possible to help us understand your views.

What do you want the Council to consider? What specific action you think the Council should take? Why should this be done?

as per attach sheet

Stormwater Drainage To
the outfall The Cashmere stream
and the Heathcote river.
What has happen
what could be done

Risk to public Health
is it really worth it.
The Fish species

You may add more pages if you wish. Thank you for your submission.

Key issues

Christchurch is facing a range of issues which require a response from the Council and community over the next 10 years. Below are some of the key issues Christchurch is facing right now, and what the Council plans to do in response. More details about specific projects can be found under the major projects section on pages six and seven.

Urban growth and central city revitalisation

Christchurch is growing at a rapid rate. In order to manage growth more effectively, the *Greater Christchurch Urban Development Strategy* (UDS) has been developed which establishes a framework for development in the city and beyond, including land-use, transport and high-level objectives. In Christchurch it promotes:

- Urban intensification
- Central city revitalisation
- Limiting boundary growth to the city's south-west and Belfast
- Provision of an efficient, integrated transport system.

What we're doing

The Council plans to invest in new community facilities, open spaces, infrastructure and transport systems to service growth areas. It will also follow the Central City Revitalisation Strategy which includes projects like the continuation of the City Mall Revitalisation, the extension of the tram route and funding for heritage protection in the centre of town. A budget of $128m is also proposed for strategic land purchases that support Council's growth programme.

Transport

As our city grows, our roads and transport networks will come under increased pressure. Making our transport system as efficient as possible is a key goal for the city.

What we're doing

Over time the Council will:

- Concentrate urban development to reduce the distances people have to travel to get to work, and maximise the potential for public transport use, walking and cycling
- Invest to make the most efficient use of our existing road network
- Invest in facilities for walking and cycling, and encourage active travel
- Invest in public transport infrastructure.

Funding of $663m is proposed over the next 10 years for roading improvements, with a focus on the busy routes north of the city and in the growing south-west area; this includes cycle ways and pedestrian movements. Funding is also set aside for the improvement of our public transport system including the roll-out of new bus priority routes. In setting levels of service, the Council has included measurable targets to increase public transport use, reduce travel times and reduce the number of trips taken in private vehicles.

Population changes

Christchurch's population is becoming older and more ethnically diverse. This will affect how we design services and facilities like footpaths and transport networks; demand for different kinds of housing will increase; demand for health and social support services will change; and different types of leisure activities will be required.

What we're doing

The Council has made an ongoing commitment to its social housing scheme, providing low-cost housing for people on low incomes, such as the elderly. Consultation on future directions is underway at present. Significant funding has been allocated to improving our transport networks, to make it easier for people to get around the city, and for the construction of new facilities around Christchurch to meet the needs of our community.

Community facilities and city infrastructure

Christchurch needs to invest in infrastructure networks that keep the city running, such as water supply, wastewater, stormwater drainage and community facilities. Building, maintaining and managing these assets incurs significant costs, which must be balanced with addressing risks to public health and safety, protecting the environment, providing acceptable levels of service to existing communities, and servicing growth areas.

Date 15-4-09

Christchurch
City Council

Submitter David Lee
Sparks Rd Garden
Cashmere Garden

Key Issues

Page1	Storm water Drainage.
Page2	Risk to Public Health.
Page3 & 4 5 & 6.	South west Ared.
Page. 7 & 8 9 & 10	Mid-Heathcote River. Opawaha.
Page. 11	Cashmere stream Corridor.
Page 1 to 25	South west ared submission

storm water Drainage

The Cashmere stream and the Heathcote river is the vital link and play a major role in draining stormwater for the whole Heathcote Catchment including the South west area where sparks Rd. Garden and Cashmere Garden is located.

The stream and river is heavily restricted which is causing stormwater to back flow into our sparks Road garden and Cashmere garden Land which has cause heavily Damages To our Crops.

We have submitter to The ChCh City Council abouts this over The Last few years:

variaton 48
Cashmere Green Corridor.
Mid - Heathcote River Opawaho
Southwest area.
LTCCP.

all this with very Little response.

Time is running out, Global warming is here. Climate change is happening it is only a matter of time when Disaster will strike here and with The Cashmere stream and Heathcote river in such poor storm water flow Capacity we are heading for a National Disaster.

Risk to Public Health.

The Christchurch City Council is creating a risk to Public Health they are developing dry Detention Pond at Halswell Road opposite the Adiarfield area. That will bring all the storm water from these area and all there contaminate into these pond

The Prime purpose is to collect and store Contaminats. these pond only have storm water when it rain heavily. what happen next is devestating The Grasses act like filters and collect these contaminants but when the rain passes the Grasses Dry out and when the wind blows the Grasses bang together and cause the Contaminants to be release into the air and blown back into the residential area. The Contaminats are going round and round after each rainfall. The people who are living close to these pond are worst of and will suffer the most. The airborn Contaminants is made up of mic-Contaminants that can not be seen by the naked eye. The causes are:- Eye Infection, Lung Cancer, skin infection and Headache.

Southwest Area.

These Detention Pond must be Discontinue.

we have Submitted a Copy of our Submission of the South West area as evident To back what we say.
And also a copy of reply to that Submission.
In that reply nothing was Said or written about anything To upgrade or increase storm water flow Capacity to stop and reduce the storm water flooding in the Heathcote Catchment.

The cost of upgrading or increasing The storm water flow Capacity while doing Bank reconstruction will only add a small extra cost to the existing project.

As a ratepayer we are looking for a way forward that will solve the stormwater flooding that affects our Land and the Land that surround us.

The Detention Pond are develop To clean the stormwater before it enter the Cashmere stream.
All the reports and Photo of these fish species are Living well.
As we have stated in the evident we submitted in variation 48.
The fish species are Hardy type they can survive in all Condition. (including storm)
Environment Canty in Ryman Healthcare submission stated that stormwater Quality in the Cashmere stream is really Good.

These Detention pond are not needed the excelent land they use for this purpose. Could be use for housing or residential Development.

The Detention Pond :- Sign will have to be Posted around it. these area are un-Healthy to play in Ride a Bike or walk beside Them as These airborne Contaminants could Cause you ill Health.

Would This make this area a Healthy Place to Live in and raise a family NO

Conclusion

To say :- Nothing should be done to the Cashmere stream and the Heathcote river to protect the Habitats is a lot of untrue statement. "these are extreme Method the city planner is using".

(1) You develop the southern motor-way it is for the future.

(2) You develop the south west Area it is for the future.

To develop these you have to disturb the Land.

The same with upgrading the Cashmere stream and the Heathcote river.

What we do here is for the future.

In the finish everything is re-Landscape and the cashmere stream and Heathcote river is re-habitated.

We see Nothing wrong with this.

The Cashmere stream and the Heathcote river is there for a special purpose it is there to dispose of the stormwater from these development. To do Nothing is a grave mistake.

Conclusion

Our Method is to get our flood Level down to around 8 metre and not hold 1million cubic metre of stormwater on our Land.

You can not grow vegetables next To a detention pond. or final Flush of storm stormwater.
The contamingant will Damage the Quality of the crops That may cause Ill-Health to well-being.

The alternative we have here really sum it up. If the city planner did not spend all this money on Land purchases It could have by now put this tunnel through the Hill to Govennor bay. This would be the real answer to all flooding but at a cost or upgrade the Cashmere stream and the Heathcote river at a lesser Cost.
thank You.

David Lee

What we are trying To say is don't waste all That money on Detention Pond but use That money and upgrade The Cashmere stream and The Heathcote river To stop and reduce the storm water flooding.

Christchurch City Council

Page 7

12th February 2009

David Lee
Sparks Rd Market Gardens
P O Box 10104
Phillipstown
8145

Dear David Lee

RE: Progress update on the Mid-Heathcote River / Opawaho Linear Park Masterplan

Thank you for your submission on the Mid-Heathcote River / Opawaho Linear Park Masterplan. On the 10th February 2009 the Spreydon/Heathcote Community Board confirmed that they would be recommending that the draft Masterplan be adopted by Council with the following amendments.

Road Closures
The Masterplan will be amended to show no road closures other than the section of Hunter Terrace that runs from Colombo St around to the car park of the South Christchurch Library, which has previously been legally closed. The plans in the final Masterplan will be amended to reflect the Community Boards decision.

Road Narrowing
As indicated in the draft Masterplan road narrowing will occur reducing the road carriageway down to the correct width for Local Roads in line with the City Plan (wide enough for parking on both sides plus two cars driving past each other). As indicated in the draft Masterplan pinch points will also be created on some sections of the road network as a means of providing space for bank stabilisation works and to construct a footpath/cycle path along the river (these will be designed so that they allow two cars to pass and where appropriate parking on one side of the road).

It is proposed that a short section of single file road is installed on Hunter Terrace prior to the library, on Waimea Terrace near the bowling club and by Beckenham park (Eastern Terrace). These will ensure that traffic can still move past these existing facilities, but they will slow traffic within these areas to improve the safety of pedestrians and cyclists.

Road Edge Treatments
The consultation process highlighted the concerns that the community have in relation to vehicles parking on the banks of the river. A sheet will be added to the appendix of the final Masterplan which illustrates three options for how the margins of the road will be treated to prevent parking on the river banks. Three options have been suggested as the option used will need to take account of environmental/social issues along the river. The sheet that will be put into the Masterplan is attached to this letter.

Tree List

To take account of species recommended during the consultation process the tree list within the Masterplan will be revised to increase species diversity (the list of species will have a balance of native and exotic tree species). The list will also provide a reasoning for their choice (e.g. pest resistant, suitable for a river bank, local to the area etc).

Footpath / Cycle Path

The final Masterplan will be adjusted so that it indicates that the public right of way between King George V Reserve and the end of Riverlaw Terrace remains as is.

Funding

The Masterplan does not currently have funding. An application has been made by Council officers to the draft 2009-2019 LTCCP, which is supported by the Community Board.

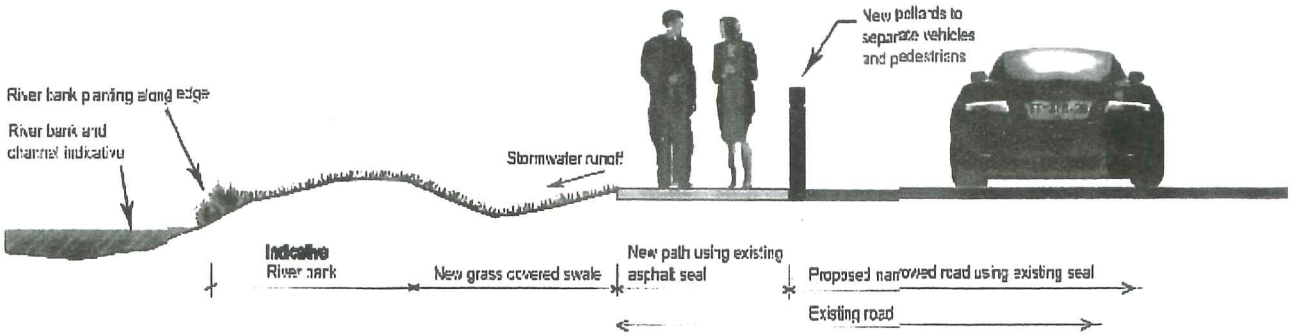
Future Progress

The Community Board will be recommending to Council on the 12th March 2009 that they should adopt the draft Masterplan with the recommended changes stated above. At this stage the Council can choose to accept the Community Boards recommendation or request further information.

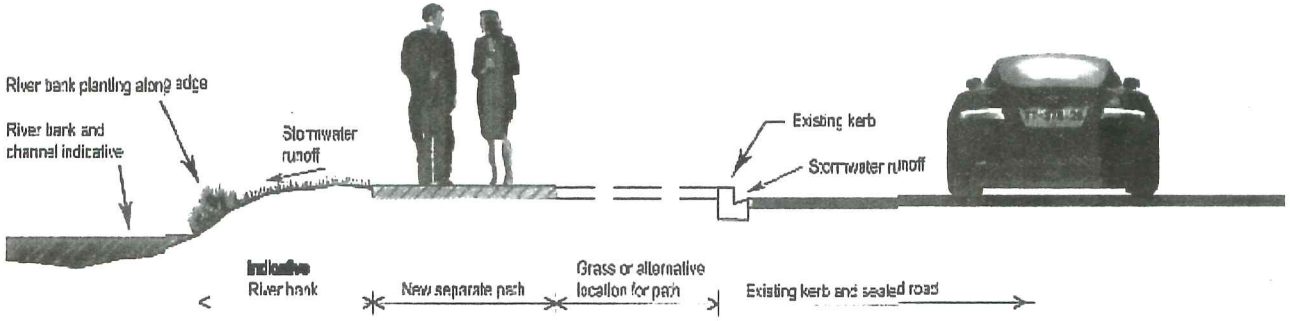
If you have any questions please do not hesitate to contact Ann Campbell (Greenspace Consultation Leader) 941 5111 or Lyndsey Husband (Waterways Planner) 941 8264.

Yours sincerely

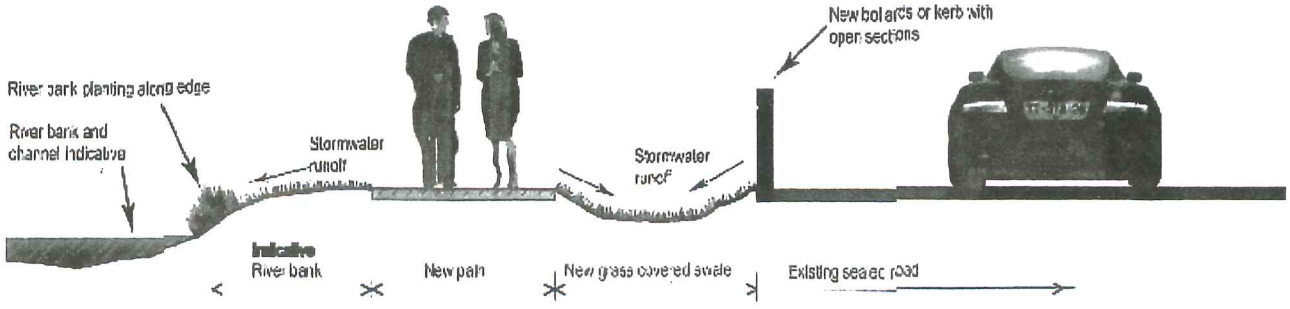
Lyndsey Husband
Waterways Planner
Phone No 941 8264



Option 1



Option 2



Option 3

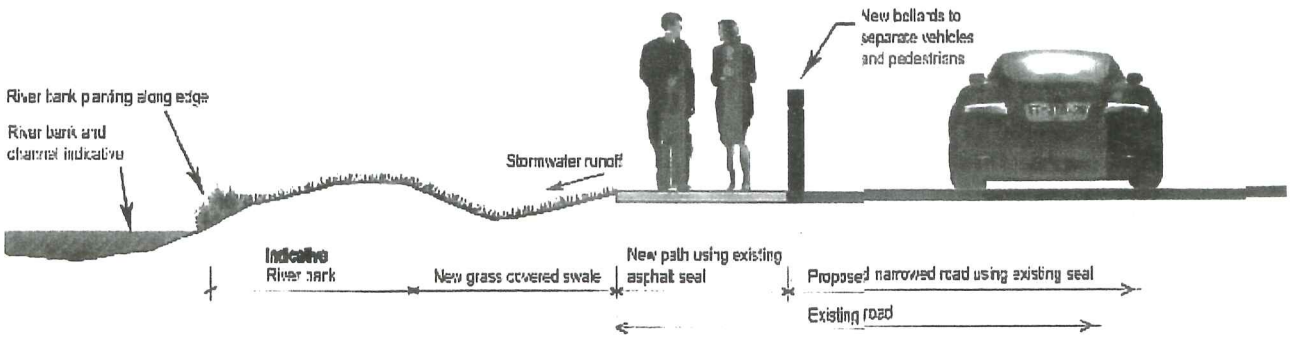
Page 9

CHRISTCHURCH

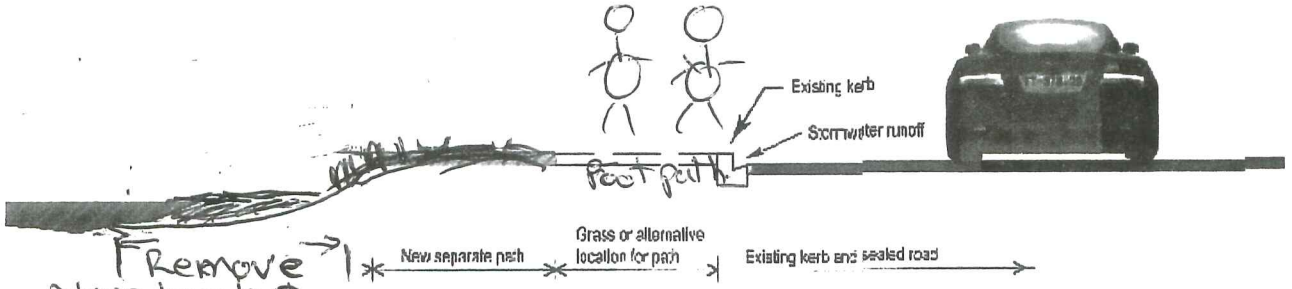
MID HEATHCOTE RIVER / ŌPAWAHO
Sheet 3 - Cross Sections Of Potential Bank Side Treatments

Consultation Plan

Original Plan Size: A3
NOVEMBER 2008 Scale 1:50
I P313005



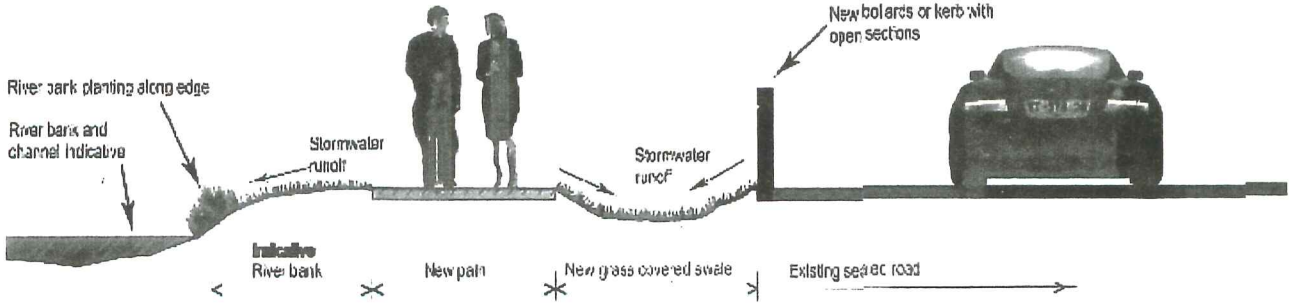
Option 1



River bank to increase flow capacity

Option 2

Sparks Rd Garden
Revise version
option 2.
To increase
storm water
flow Capacity



Option 3

Page 10

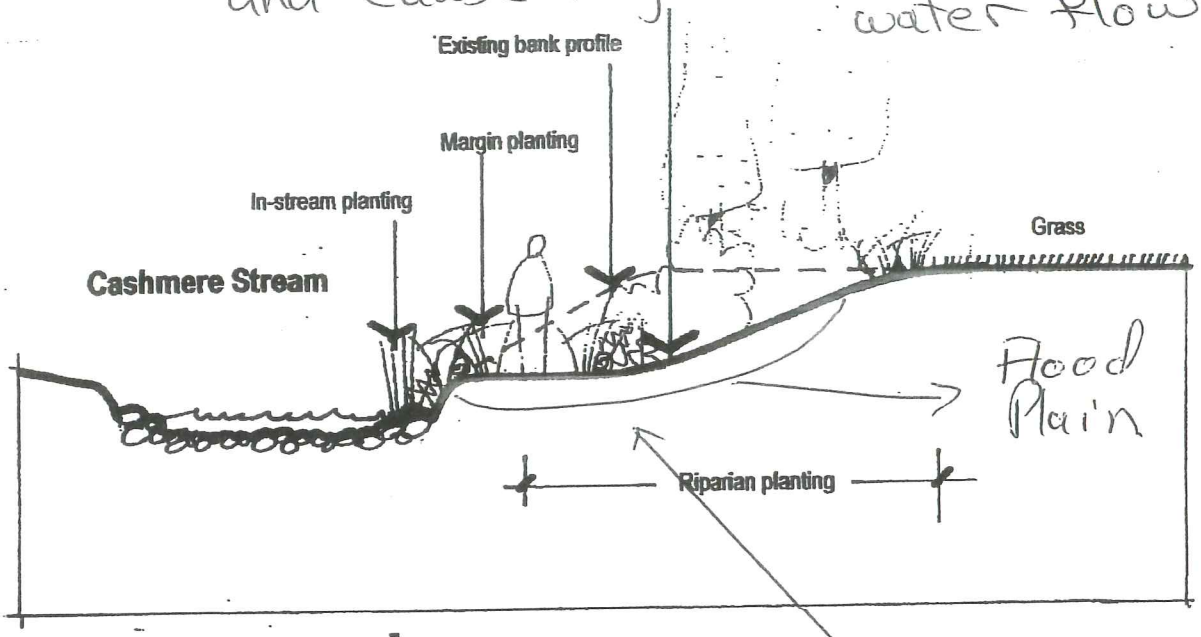
CHRISTCHURCH

MID HEATHCOTE RIVER / ŌPAWAHO
Sheet 3 - Cross Sections Of Potential Bank Side Treatments

Consultation Plan

Original Plan Size: A3
NOVEMBER 2008 Scale 1:50
I P313005

Remove all Planting because as years Pass by they become overgrown. and cause huge restriction to storm water flow Capacity



Cross Section NTS
Bank Regrading
Riparian & Margin Planting

These Flood Plain only flood 2 to 3 times a year. They are Dry 90% time of the year.

There should be no instream Planting, margin planting, Flood Plain Planting should be sown in Grasses

CHRISTCHURCH
CITY COUNCIL - YOUR PEOPLE - YOUR CITY

Cashmere Stream

Worsleys Road

It's your City

Have Your Say!

www.ccc.govt.nz/haveyoursay

Overall do you support the proposals within the South West Area Plan?

☑ Yes

☑ No

Do you have any comments or feedback on this proposal?
(Please include the specific Goal or Objective number, e.g. 2.1, if applicable)

Refer to attach sheet.

Addition to earlier submission -

More space for comment overleaf.

Please fold with the reply paid portion on the outside, seal and return by **Friday, 10 October 2008.**
Are you completing this submission ☑ for yourself or ☐ on behalf of an organisation?

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

Contact Name: David Lee

Organisation name, if applicable: Sports Rd Garden, Cashmere Garden

Contact address: The Lee Family P.O Box 10104 CHCH

Phone Number 021 983392 (daytime) Email:

☑ I wish to present my feedback at the hearings scheduled for the week starting 20 October.
☐ I do not wish to present my feedback at the hearings.
The Council will confirm the date and time of your hearing.
☐ I wish to be kept informed about the project.

Date 22-10-08

Christchurch South West Area

Submitter :- David Lee.

Represent :- Sparks Rd, Garden Cashmere Garden.
The Lee family
Public Support.

Address : P. O. Box 10104
Christchurch 8145

Phone. 021 983392.

South West Ared

The proposed city planner storm water drainage system.

And.

How it affects us and Land. owners in the Henderson Basin

South West Area

South west Area

Our Plan is to reduce The Flood Level in the Henderson Basin and the South west Area.

The Flood Level is set at 19 metre. R.L. or 9 metre above Sea Level thats put 1metre deep of stormwater on our market Garden Land. This is unfair and unrealistic.

Our Plan is to reduce the Flood Level to around 18 metre R.L. or 8 metre above sea Level

If this Could be achieve, The South West Area would be a far better place to Live Compare to what the City planner propose.

To Hold millions of cubic metre of storm water on our Land

Our alternative Plan uses the existing out fall system but improve the storm water Capacity at a very small Cost of about 5 million Dollars Compare to the City Planner 100 million Dollars Plus system

South west Area.

Stormwater drainage.

The City planner Methods

The main purpose for Detention pond and final flush of storm water is to Try to improve the water Quality before it enter the Cashmere stream, and it appears the City planner is prepare to do this at what ever Cost.
Setting the flood Level with 1 metre of storm water on our market Garden Land show the City planner what great length they are prepare to go to try to remove us of our land.

In The Early part of the Process I have been threaten by the Public work Acts.
I did ask one of the Councilor to try help me but with no succes. I have been fighting an up hill battle. to try to Convince the planner the real problem are. Cause by the restriction in the Cashmere stream and the Heathcote river.

The City Planner Methods

The other is to try to hold enough storm water in those Detention pond and the Henderson basin to reduce the flooding down stream and use all this valuable Land that sit on a Plateau 9metre above sea Level. I-wonder-what-for.

Imagine If we had one of those 200 year storm flooding event. Detention pond are design for one in 50year standard. These detention pond will flood over first and then the Henderson Basin flood water will rise to the 200 year standard. that is 1metre deep of stormwater. what happen if another rainstorm comes and the dd stormwater has not had the chance to flow away.

We would have a huge National disaster on our hands. 1000s of houses will be storm water Damage. It will Create Health Hazards everywhere and may be deaths

This is the wrong method of disposing stormwater and must be discontinue. I will explain Later airborne Contaiminant

Green Space

There is enough parks and recreational Land existing in the ared

e.g AMP show Ground
Hagley Park
Halswell Quarry
Halswell domain.
Hoon Hay Park
spreydon domain
Centennial Park
Warren Parks

All these Land cost money To Develop and maintain. we feel uncomfortable that the council is spending so much money in buying up land in the Henderson Basin for the wrong purpose.

The city planner have purchase about a 100 Hectare of Land in the Henderson Basin The strategic Land purchase Policy is a cover-up so they can purchase more Land.

The City planner should be promoting every House hold to create there own paradise Garden, through interest free loans. "Garden City"

The City Planner should be promoting stormwater Tank to collected rainwater to protect Downstream flooding.

South west Area
Fish species

The fish species are surviving really well at present and show no sign of Neglect or illness. The small amount of Contaminant in the stream has not affected them. Urban Contaminant has very Little or no effects on fish species. The real problem is the Clay pollution from the hills that enter the stream is a 1000 time worst than these. The other is gang of Ducks are roaming the the stream and poo-ing out the stream Causing more enviromental damage to the water Quality.

Aidanfield subdivision. Regional Council said the water Quality of the Cashmere stream is very Good

Wild Bird Life

There are huge Existing Area. very Close and available. for these Bird and we do not need any more area for them.

Travis swamp
The Estuary
Heathcote river
Cashmere stream.
Lake Ellesmere

All in the line of sight of each other. Thats how Close.

South West Aread.

The proposed City Planner. storm water drainage system

And.

How it affects us and Land Owners in The Henderson Basin.

(1.) Best Market Garden Land. to grow Vegetables. Our land sit on a Large Plateau, moisture is rising all the times. The moisture rising Creates an excelent situation that vegetables can grow extremely well. In the summer our crops will only need a very small amount of irrigation to make them grow. Not like other aread they need intensive irrigation or there crops will die. (e.g Northwest wind at 30°C) Our Land is 8 to 9 metre above sealevel way up here in the top part of the Hedithcote Catchment and not down by the sea Level we are the last market Gardener in this Aread. The Action the city planner has taken does not support us e.g variation 48 restriction on our Land.

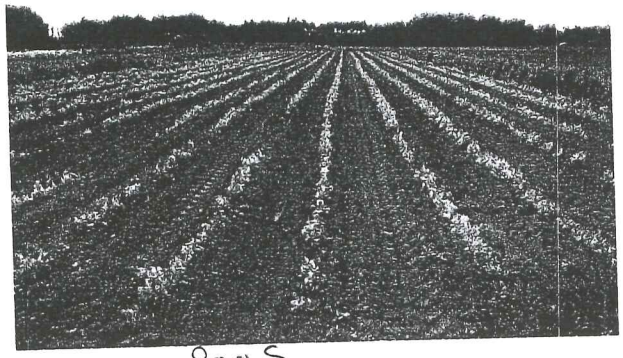
Refer to Page .

Vale.
2008 oct.
Christmas harvest
crops sown in
August September octoben.
show Ground is Dry
enough to sow crops
this time of the year.
we are not swampy
Boggy or underwater.

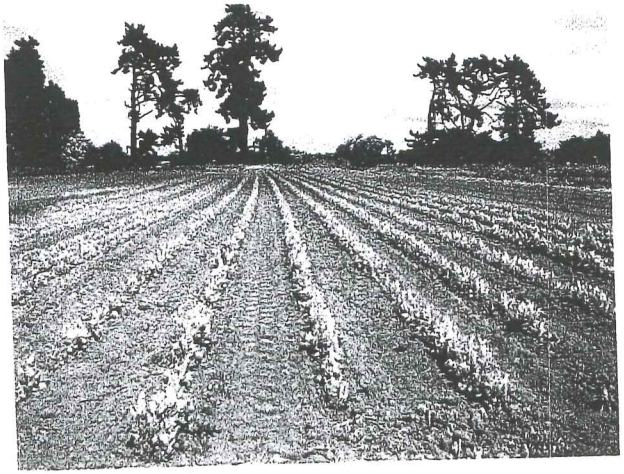

New Potatoes

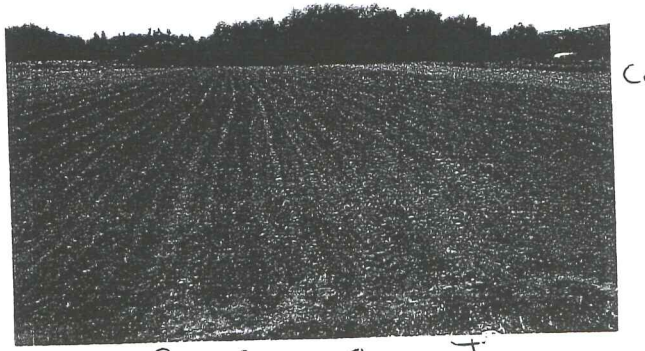

Recycle seed.


Peas


Peas


Chinese Vege


Peas

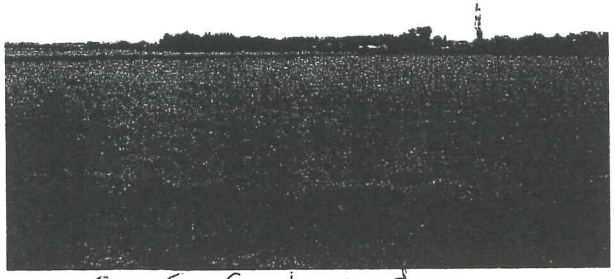

Carrots
Peas Carrot

In summer the Grasses are still Plush Green. Grasses in these Paddock, Plush Green. (No Irrigation) they are not swampy Boggy or under water. Christmas harvest Crops Broad Bean and spring onion

Date 2008 oct

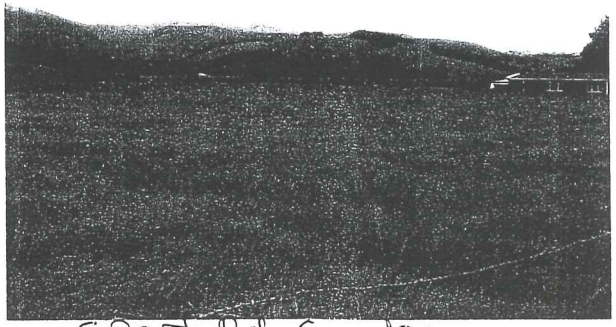
Broad Bean

spreydon Lodge.

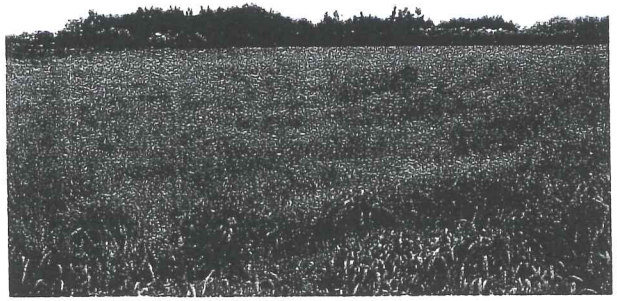


C. C.C Land

Spreydon Lodge

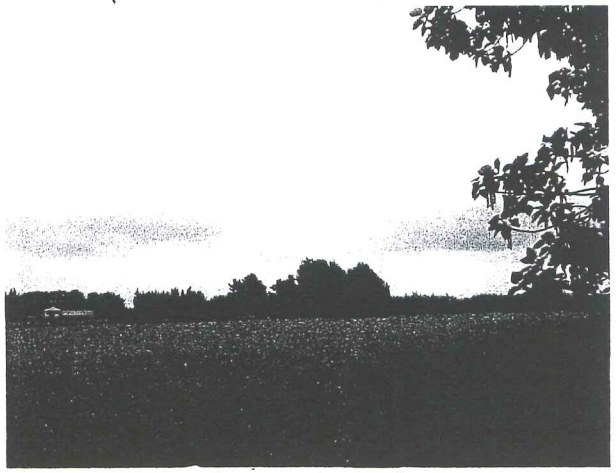


Sparkled Garden.



C.C.C Land

Spring Onion

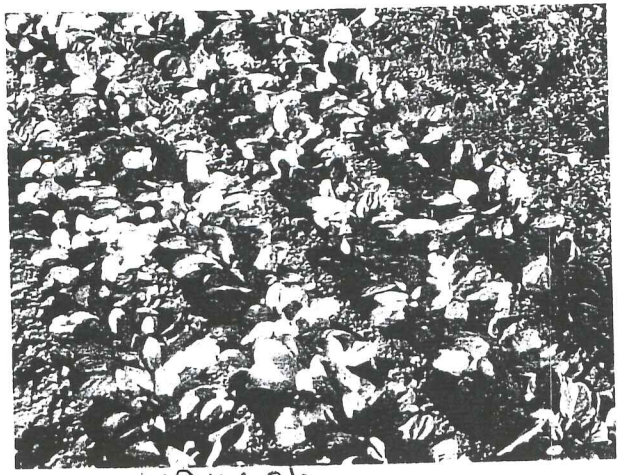


Spreydon Lodge

Sparks Rd Market Garden Land is 8 to 9 metre above Sea Level

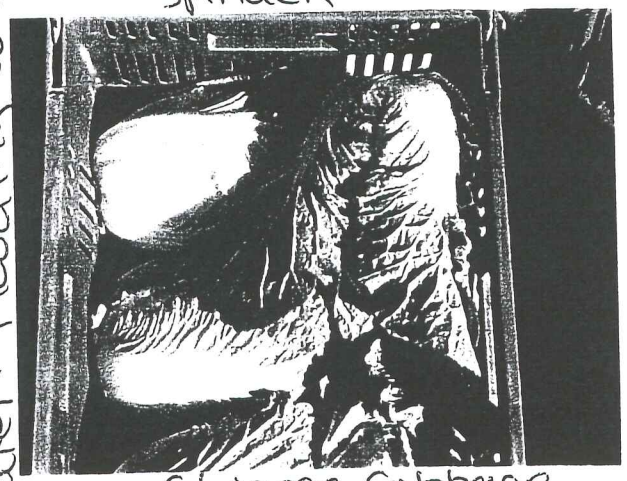
It would be a waste of Land to store water flood our Land with 1m etre Deep for a storm water flooding ever

spinach



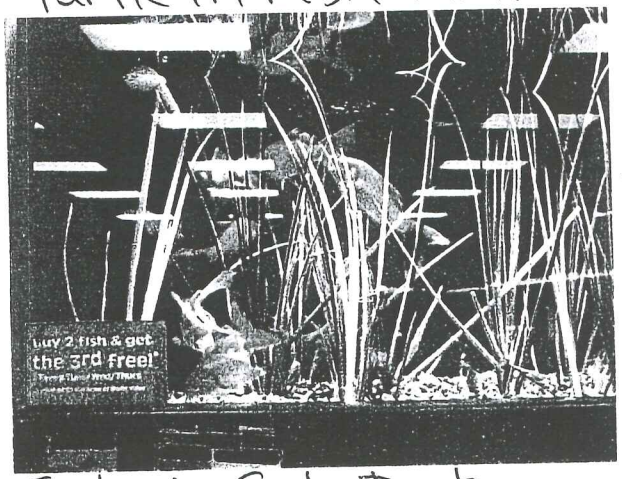
spinach

Turtle in Fish Tank

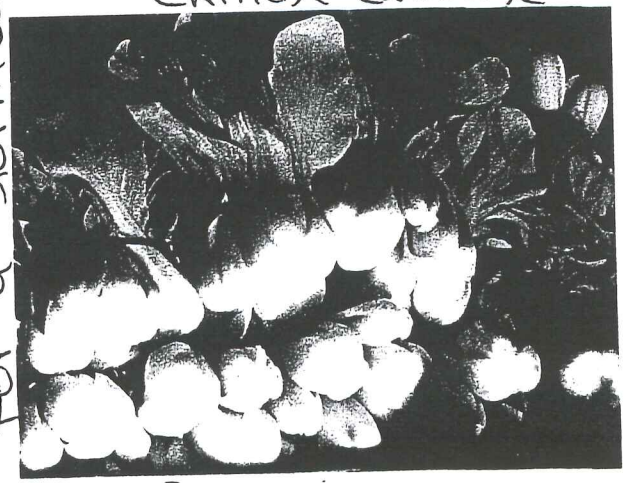


Chinese Cabbage

Turnip



Fish in Fish tank



Fish in Fish Tank

Fish species are hardie type they can survive in any condition same as Cashmere stream.

(2) Climate Change
We are Living in a world of (Goba) uncertainty.
There will be storm that will cause huge storm water flooding that we have never had before.
The Physical sign are there all over the world and including here.

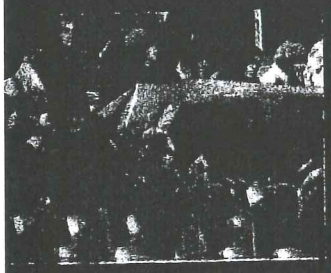
Just Recent August 2008
North Canterburg had the worst storm water flodding on record 400 mm over 48 hrs.
All it need is a wind shift and that rain could off Landed in the South west Area.

If the outfall the Cashmere stream and the Heathcote river are so restricted it will cause huge Flooding every where.
Refer to page 11 a Photo.

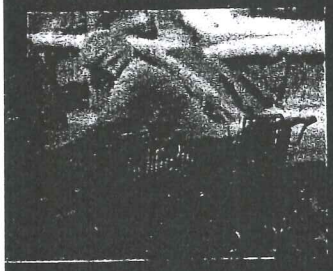
3) South west Area Photo
I C M P Book Page 17
The Photo is used to discredit us in the eyes of the Public but the real Causes is Cause by the City Plan very poor maintence of the Cashmere stream that has cause Blockages.
This is the method the City Planner is prepare to go to, to portray a Picture that this land is of no use they are wrong
It is unfair and unrealistic.
refer to page.

2008's winter weath

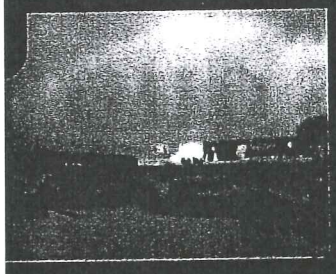
BIG WEATHER EVENTS THIS WINTER



May 2-3
First cold southerly of the winter with sleet and hail in Canterbury and heavy snow on the Port Hills and further south.



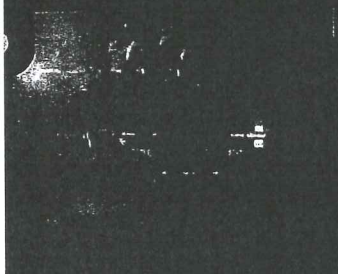
June 7
Heavy snow falls around Canterbury, especially in Timaru, northern Christchurch and North Canterbury.



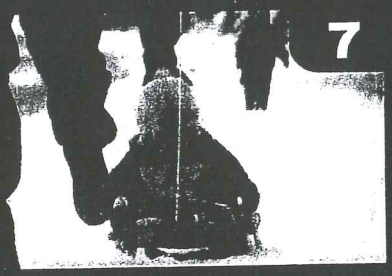
June 28-30
First long spell of rain along the east coast of the South Island.

July 5
Another polar outbreak brings more snow to parts of Canterbury.

July 26
"Bomb low" hits North Island bringing high winds and flooding, death and widespread damage.

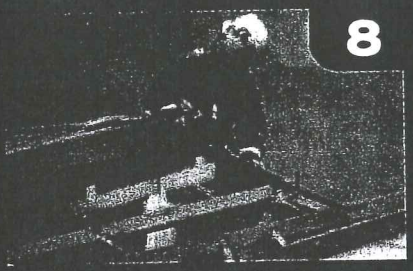


July 30-31
Slow moving intense depression hits much of the South Island, with especially bad flooding in Marlborough and North Canterbury and storm-force winds in Nelson and along the West Coast.



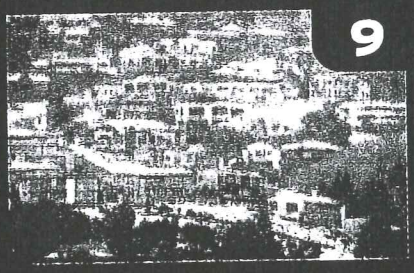
7

August 9
Third polar outbrea with snow in Christchurch and heavy falls on the P Hills.



8

August 14-15
Rogue westerly win bring heaviest snowfalls for decad to low levels in Nelson, Buller and along the West Coa

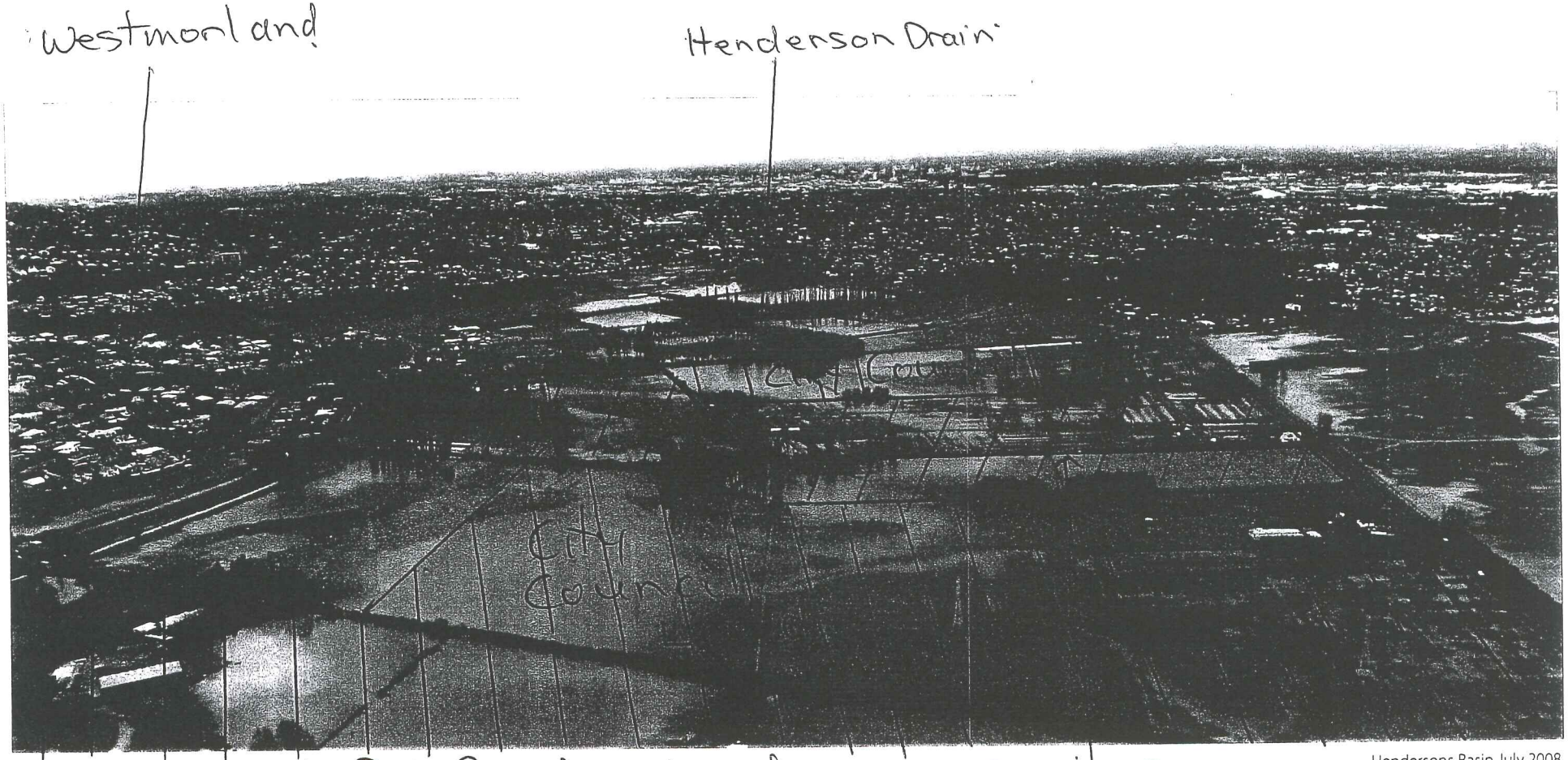


9

August 19
Christchurch gets i fourth snowfall of t winter, with heavy dumps on the Port Hills, Banks Penins and in Dunedin.

10

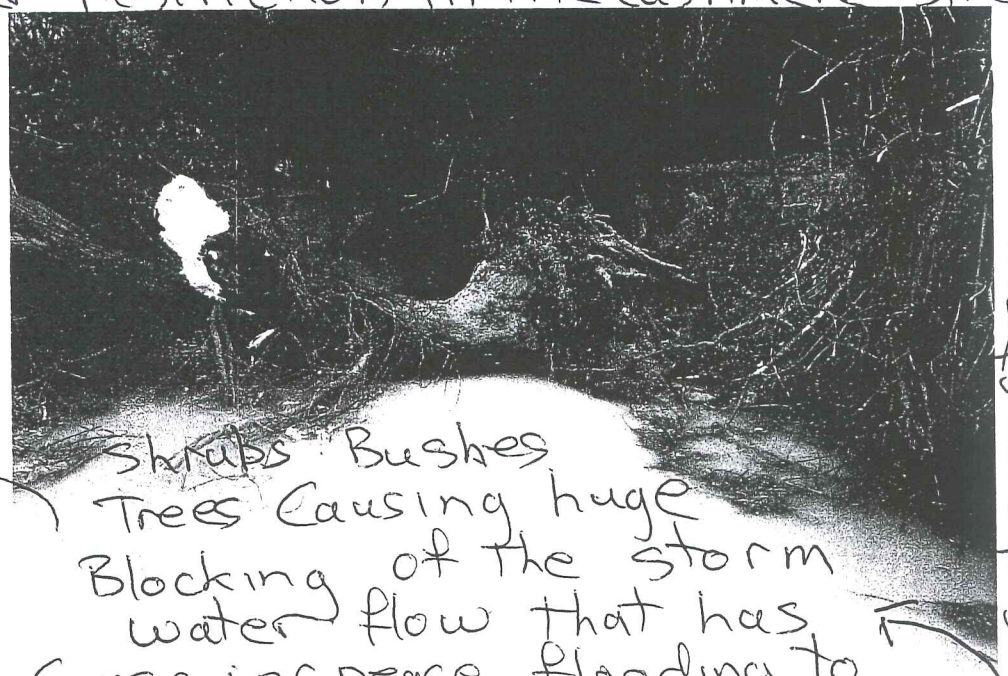
August 24-26
More heavy rain an flooding for North Canterbury and Kaikoura as yet another depression stalls, this time ov the North Island.



Hendersons Basin July 2008.

July 2008 storm water restriction in the Cashmere stream

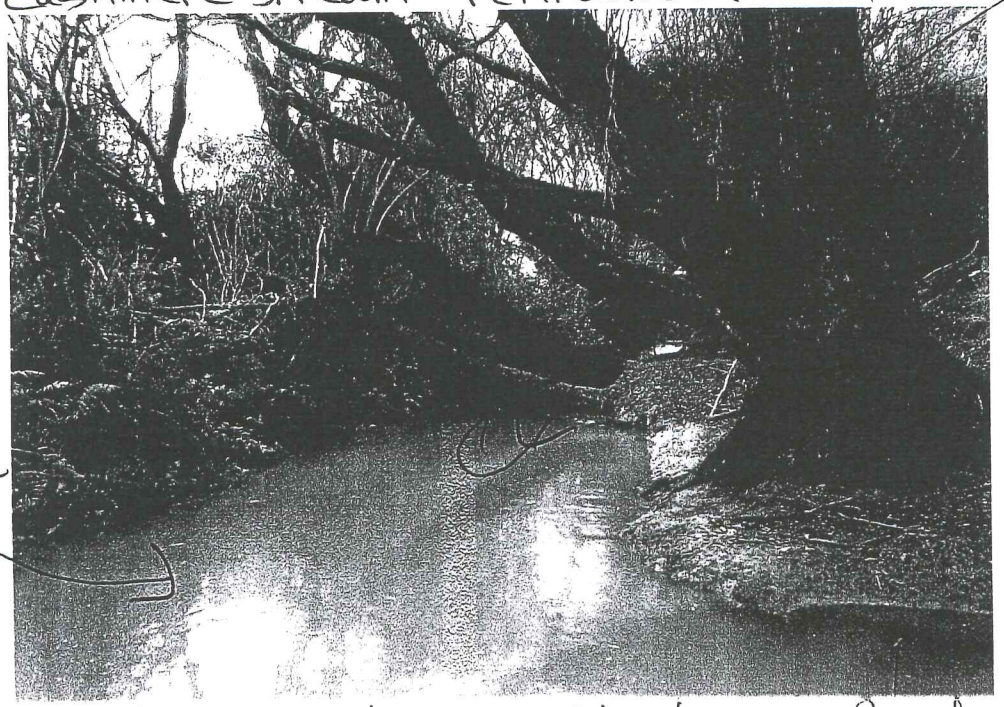
Cashmere stream Penruddock Road



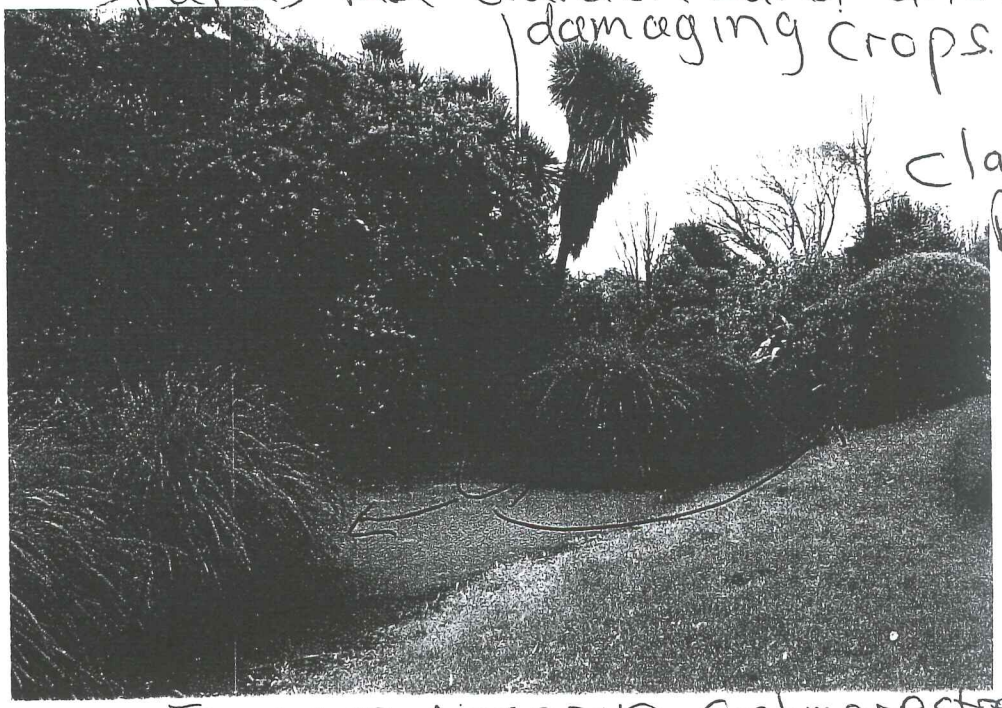
Cashmere stream Cashmere Road. Bridge.

Shrubs Bushes Trees Causing huge Blocking of the storm water flow that has Cause increase flooding to Sparks Rd Garden Land and damaging crops.

Clay Pollution from the hills



Cashmere stream Cashmere Road



Clay Pollution

Frances reserve Cashmerestream

(4) Planing Now for the one in 200year standard gives us hope, that we have a plan in place, that we are ready for any storm arising up to 200 year. stormwater flooding event.

It is alot better than what we have now at the present. The outfall the cashmere stream and the Heathcote river. heavily floods over in a one in 5year stormwater. flooding event.
This is not acceptable to us or. the people Living in the South. west Area and the Heathcote Catchment.

If we upgrade the outfall. which are the Cashmere stream and the Heathcote river. To the new 200year standard. The older area will Automatically become upgraded because the outfall has capacity for there additional stormwater.

The Flooding Problem we have experence in the pass and to this very day, we have concluded that the outfall are alsway over flowing and the imput of stormwater. from various sources has no where to flow, but to back up in there area of Land and create. storm water Flooding.

refer to page

(5) Varration 48

The Environment Court Judge Concluded and said "he would like me to carry on Market Gardening."

He said the city Planner must make amendment and must not restrict the operation of our market Garden Business.

The city planner reply with the Heading

"Enabling appellants to use Their land effectively for farming or Horticultural purposes, without unnecessary restriction"

We reply with our amendments but City Planner did not give much support for what we ask for.

This show they are working against us when they should be supporting us.

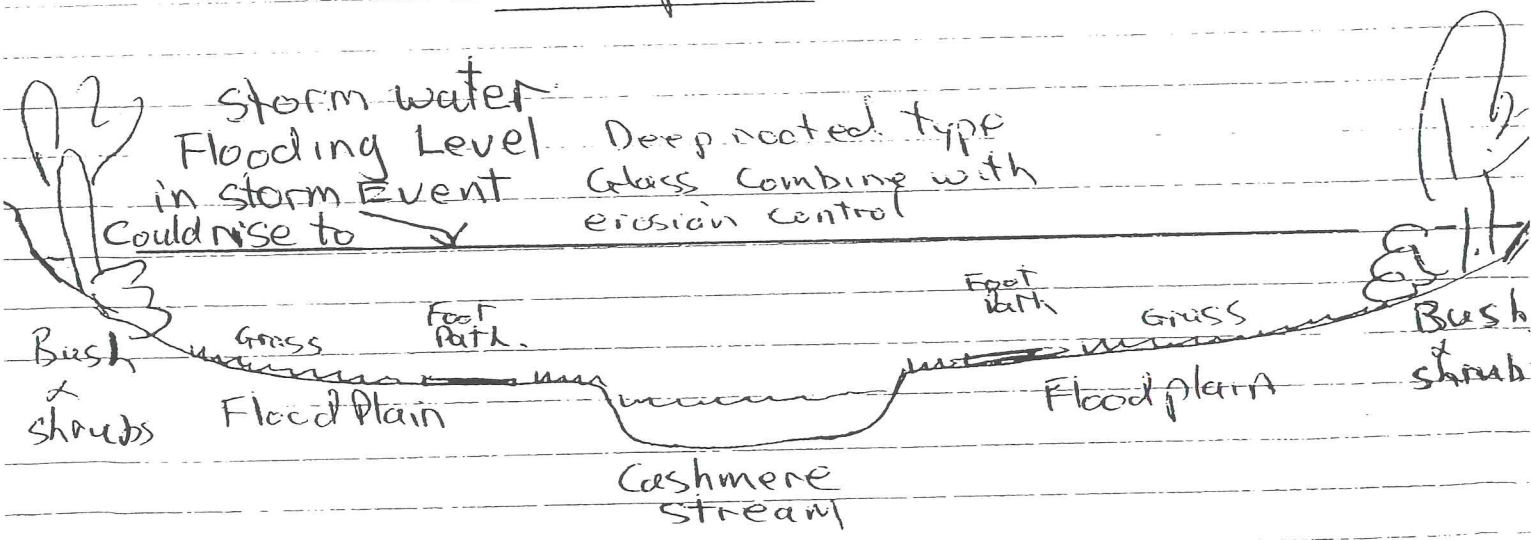
The judge ask Canterbury Regional Council Laurie M'Cullun would he allow David Lee Sparks Rd Garden To bring in soil for market Garden purpose he said Yes.

The soil we bring in is for improving The Quality of the vegetables through raised beds and was capped at 500 cubic metre per 1 Hectare which is only 10% of storage capacity. The city planner refuse to allow us and now waiting for the final Judge decision. This soil would only raise the ground Level by 50mm or 2" inches. This is minimum Effects.

(6) Drainage System

The Cashmere stream and the Heathcote river is very flat and there is very small amount of gradient for stormwater flow thats mean it does not take much to restrict storm water flow capacity. If you plant out the Banks and the flood plain in Bushes and shrubs it will cause heavy restriction to storm water flow This will cause the stormwater flooding to sparks Rd Garden Land that has recently heavily Damage our Crops.

There should be no planting of the Banks and floodplain apart from the upper area or outer edge of the floodplain.

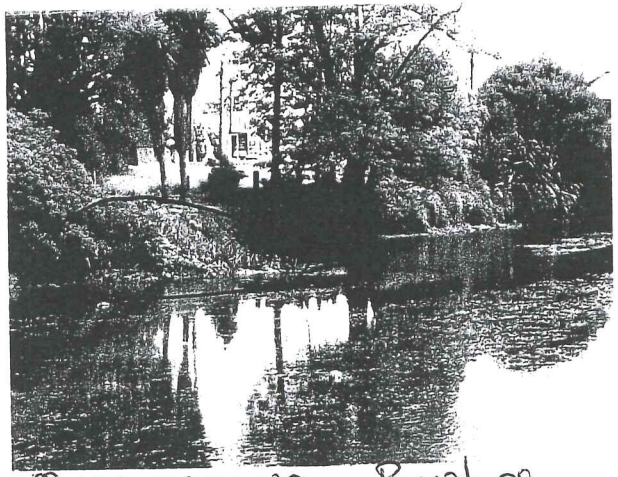


Cross section of River and stream and floodplain.

6) Drainage system for the Heathcote Catchment is a complex system. each section of the Cashmere stream and the Heathcote river and upstream drains all support each other.
If one section in the system is not up to flow capacity you will create stormwater flooding for that area and it will Compound and it will cause upstream flooding. This is what is happening now with the existing drainage system. Major flooding problem everywhere.
refer to page

7) The 2006 August storm Events was rate one in 5year.
The Photos will demositrate what Cause it and show the extensive flooding that had happen.
It heavily Damage our Christmas Crops and created a Lot of stress for us.
This Flooding was unnecessary it was Cause by the restriction in the Cashmere stream and the Heathcote river.
refer to page

Lower Heathcote river overgrown with vegetation, and Heavy silt build up is causing restriction to storm water flow



Overgrown Bushes

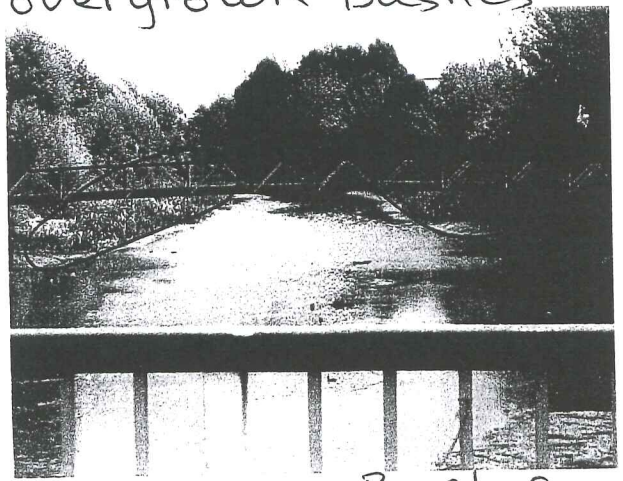
Shingle Dump in river

overgrown Bushes

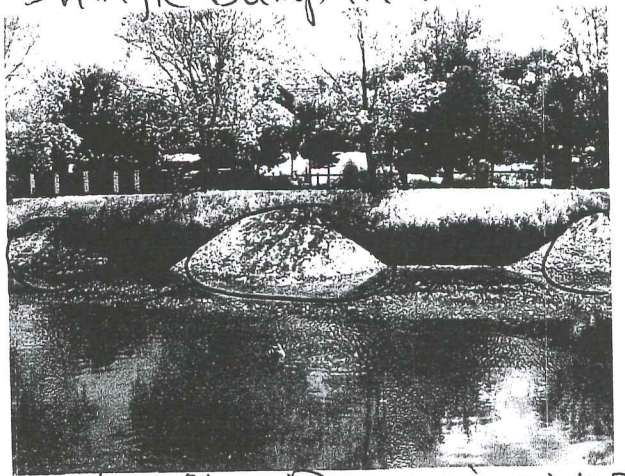
Shingle Dump in river

Before August 2006 storm event

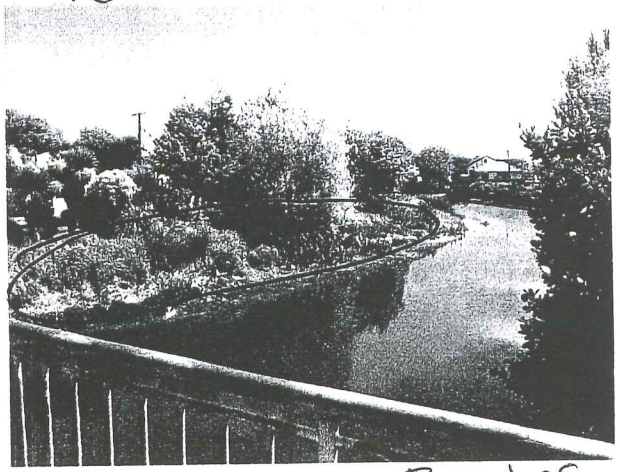
Shingle Dump in river for Bank repair reduces the Cross-sectional area. Causing narrowing of the river and causing Choking Point.



overgrown Bushes

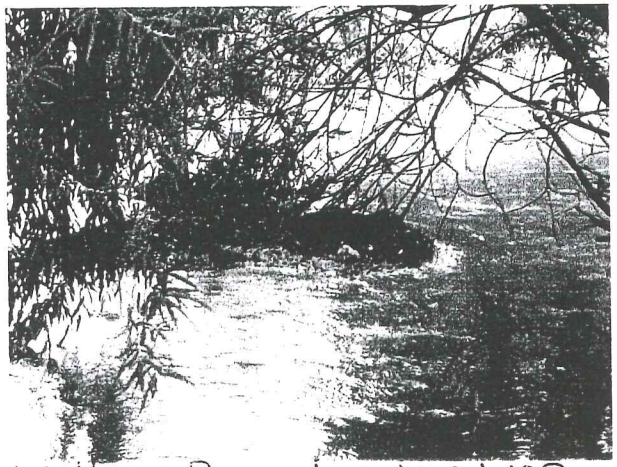


shingle Dump in river.



overgrown Bushes

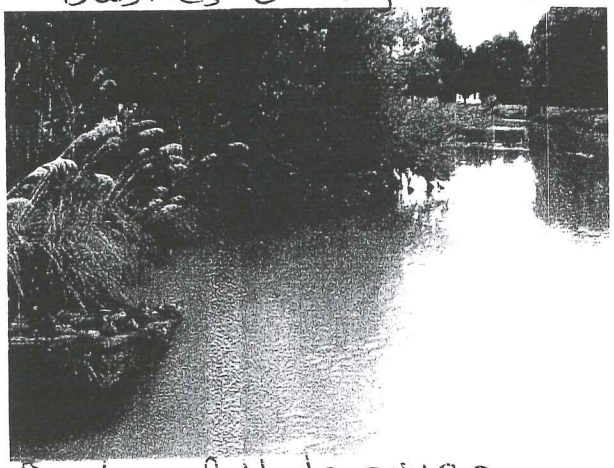
The Photo show the state. and the Condition of the Heathcote river overgrown out of Control Ducks Pollution creating turbulence to slow slow down the flow of storm water.
This is why the river flood in a small storm.



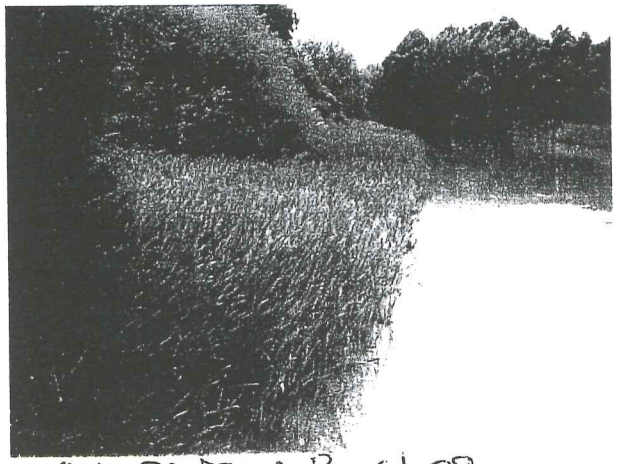
Willow Branches in river.

Bushes overgrown

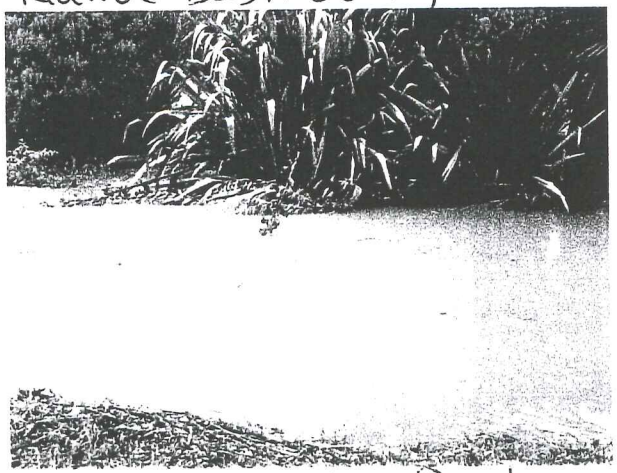
Native Bush overgrown



Ducks Pollute river.

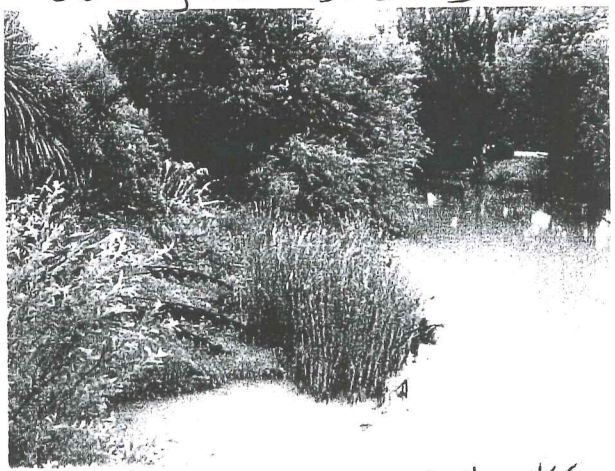


Overgrow Bushes

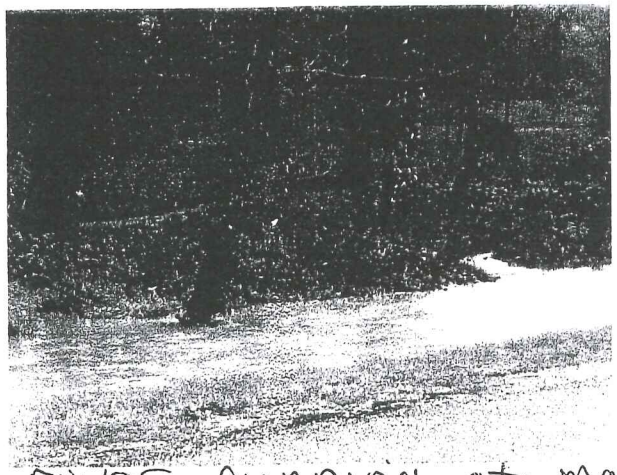


Overgrown Flax Bushes

Bushes in river flow



Bushes growing out of control.

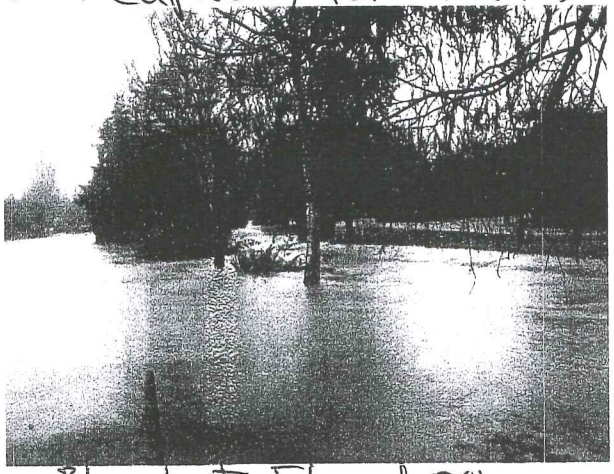


river running at maxium Capacity for small storm

one in 5 year Event extensive flooding to the Heathcote river. Covering Roads and. footpaths and restriction slowing down the storm water flow.

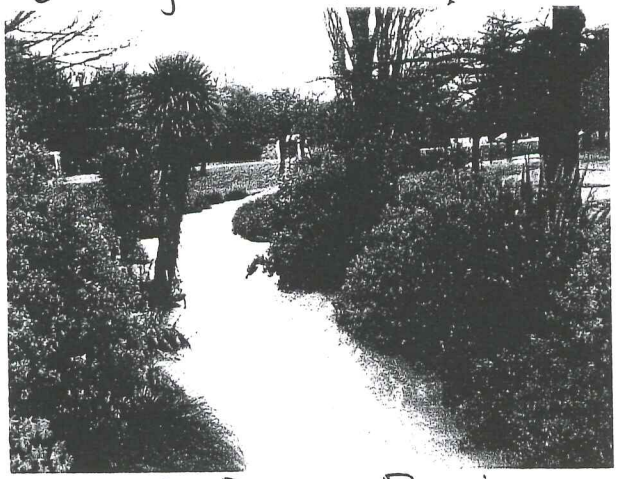
after August 2006 storm event

overgrown Tree.

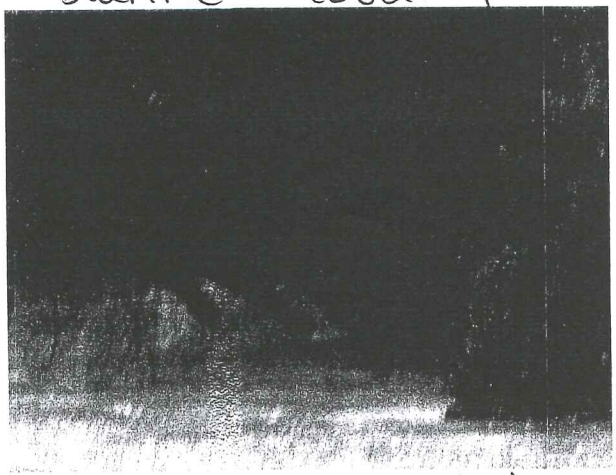


Blanket Flooding

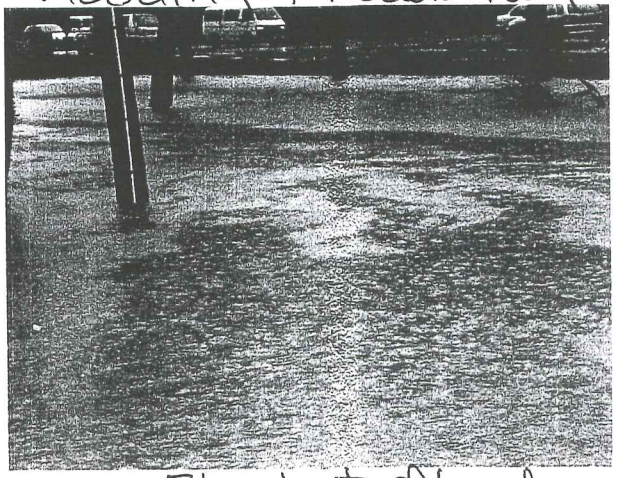
Flooding of Roads Footpath



overgrown Bushes

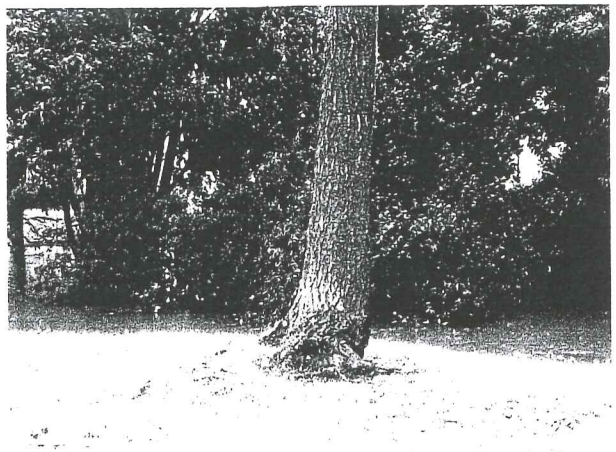


Tree overgrown into river.

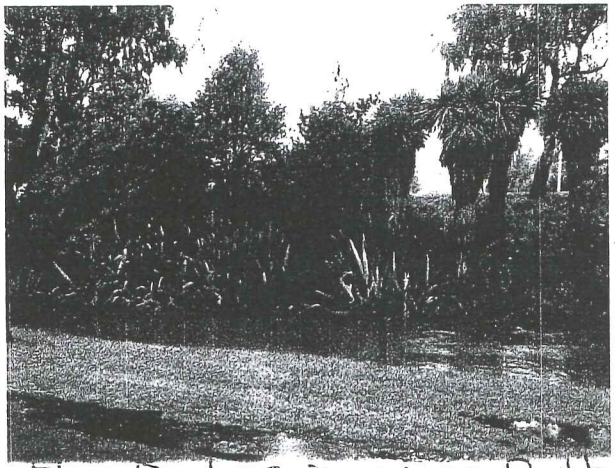


Blanket flooding

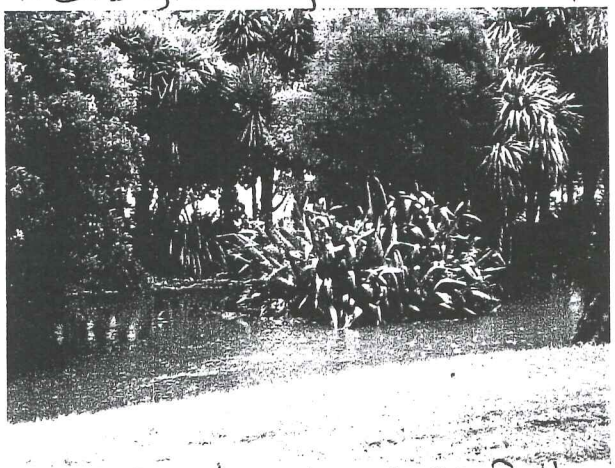
the Photos show the state and condition of the Heathcote river overgrow, out of Control creating turbulence to every thing in its path. to slow down the flow of stormwater. this is why there is extensive flooding for a small storm.



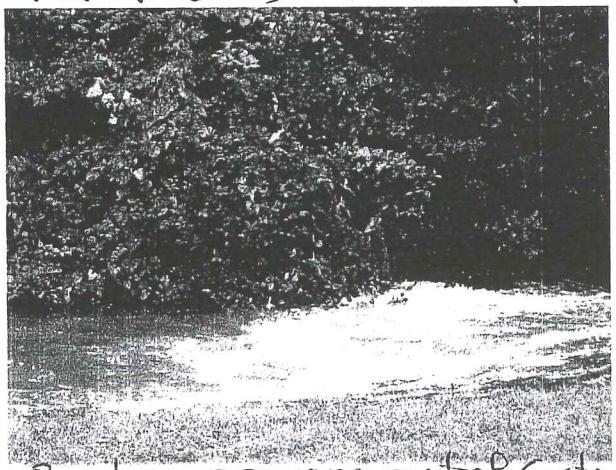
Trees growing out of Control



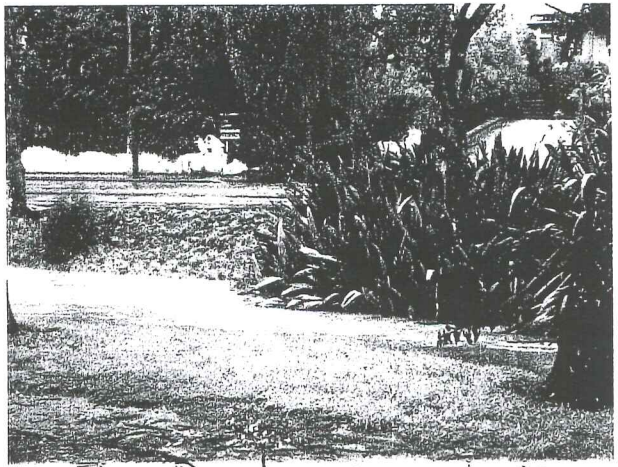
Flax Bushes in river Path



Flax Bushes in river Path

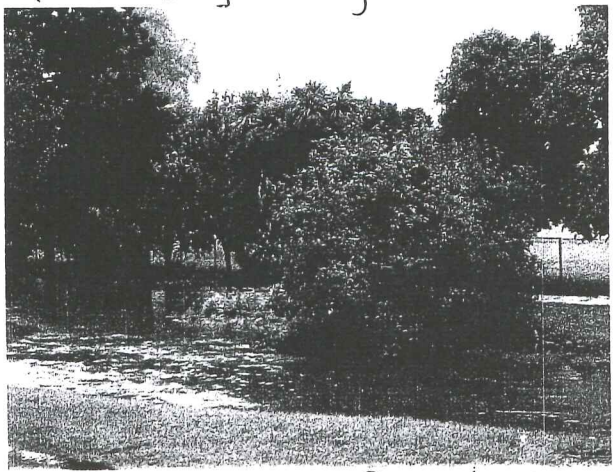


Bushes growing out of Control

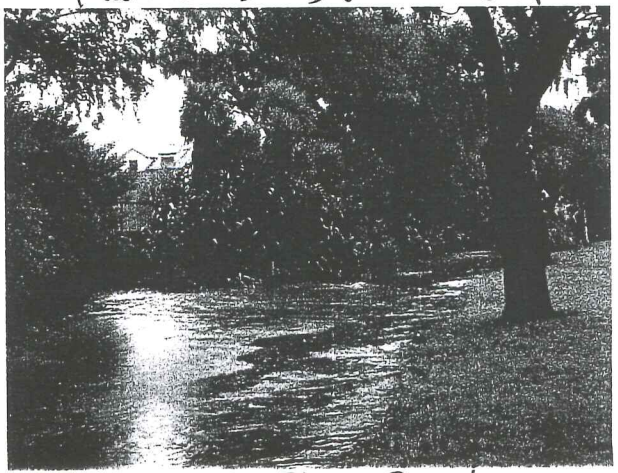


Flax Bushes in river.

Trees in middle of river



overgrown Bushes



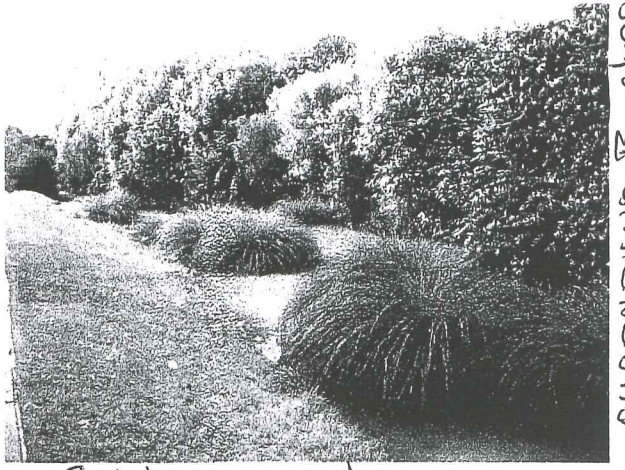
overgrow Flax Bushes

extensive Flooding
To the stream
and river. Covering
Roads, footpaths is
causing restriction
to storm water flow

after August 2006
Storm Event.

Blanket Flooding

Heathcote river



overgrown Bushes

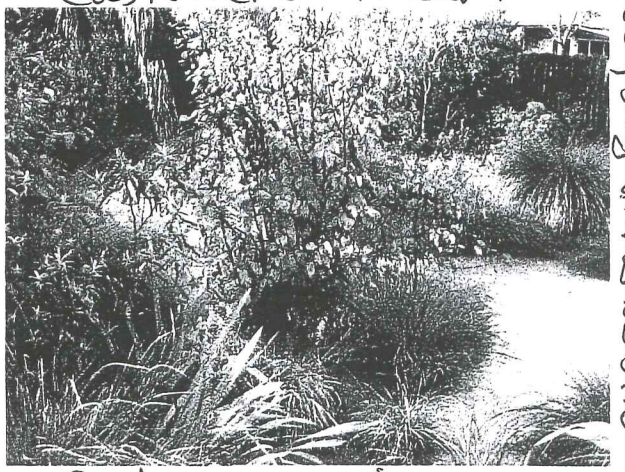
Cashmere stream

Blanket Flooding

Heathcote river

overgrown Bushes

Cashmere stream



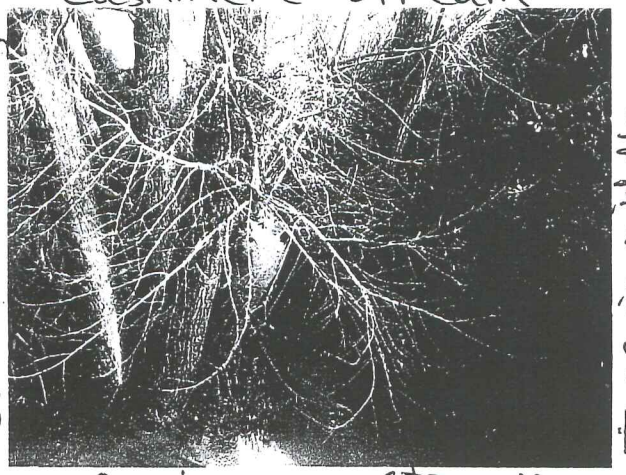
overgrown Bushes

Cashmere stream

Blanket Flooding

Heathcote river

Heathcote. river.



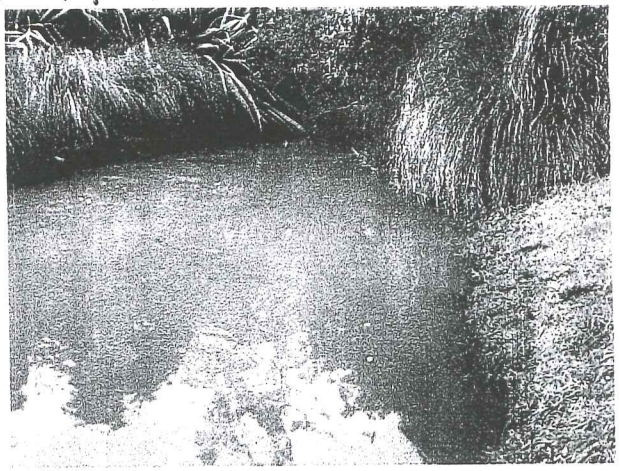
Blanket Flooding

Tree in middle

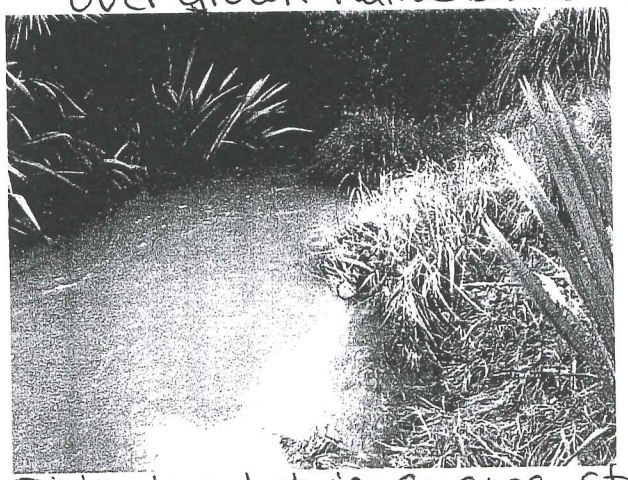
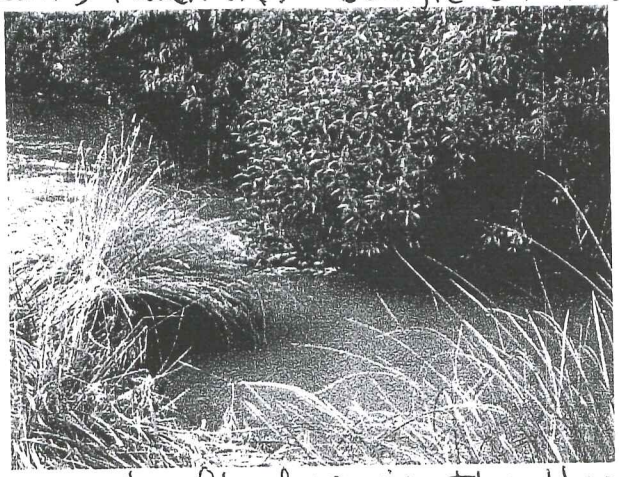
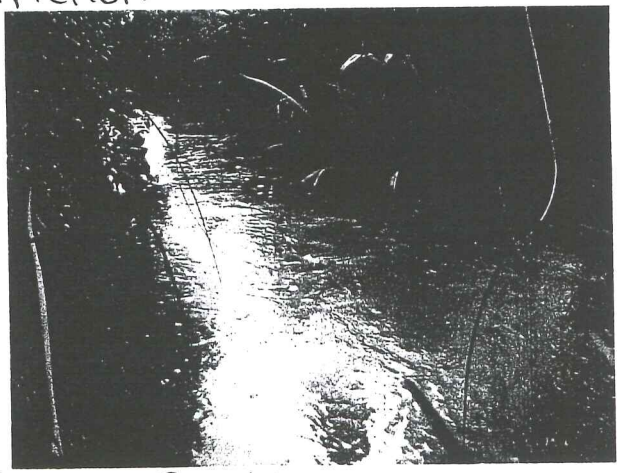
Cashmere stream

Cashmere Stream, Westmorland, Frances Reserve



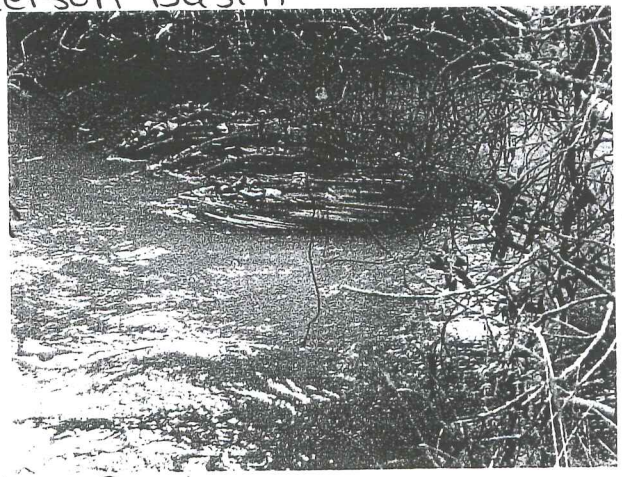


Overgrown Native Bushes Banks Fallen in, Jungle of restriction

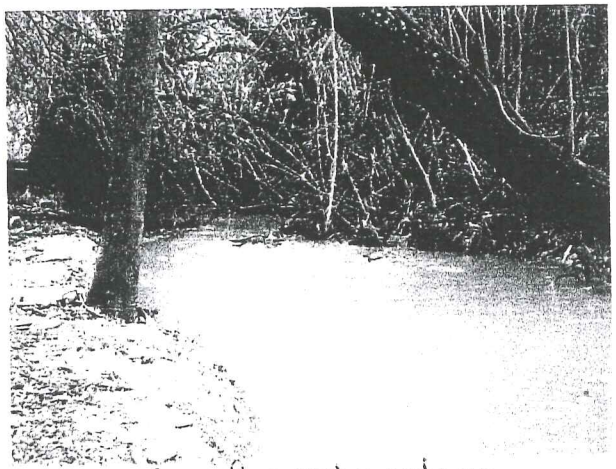
This is what is causing stormwater flooding in the Henderson Basin



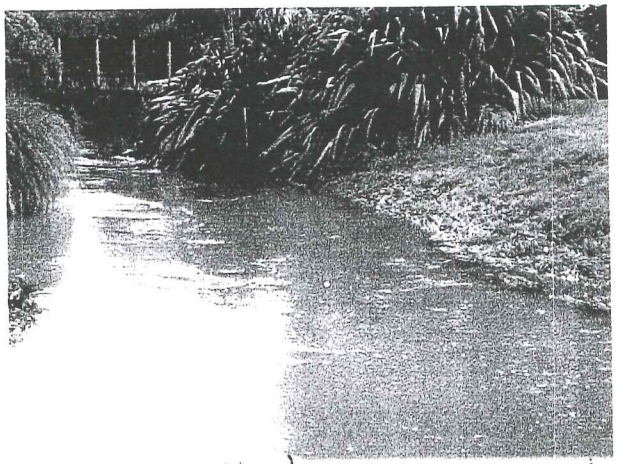


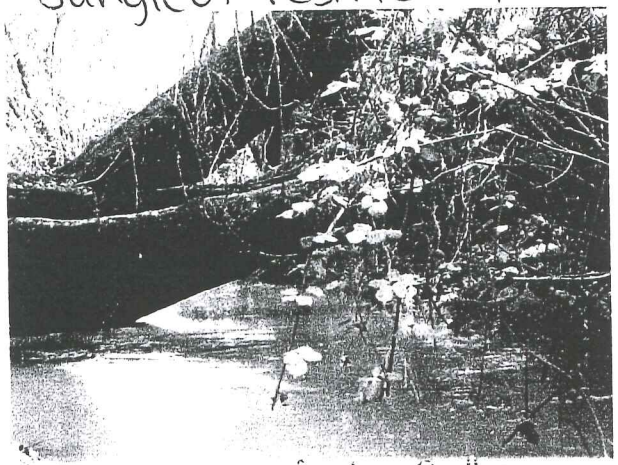
Huge amount of restriction Native Plants in middle of stream

Date. July August 2008
The Cashmere stream
It show a jungle of
restriction to
storm water flow
capacity
Flood Plain overgrown
causing heavy Blockage
Clay Pollution 1000s time worse than Contaminant

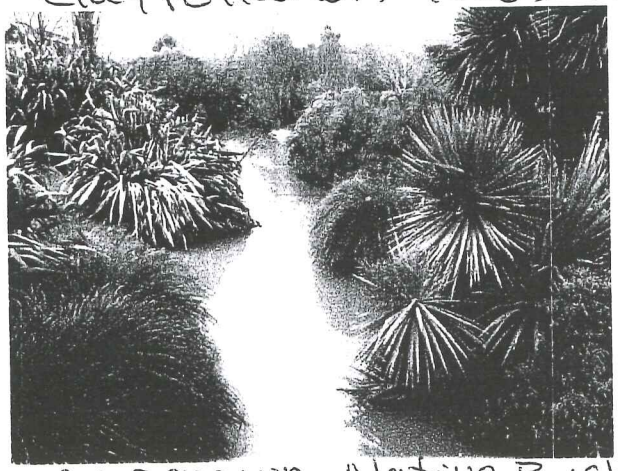


Jungle of restriction

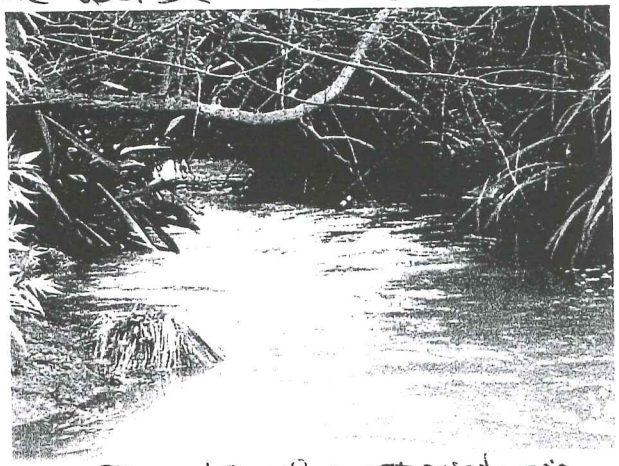




Trees ready to fall in



Overgrown Native Bush



Jungle of restriction

Tree ready to fall in

overgrown Flood Plain.

Jungle of restriction.

(8) Method to upgrade To :-

The Cashmere stream and the Heathcote river.
Remove the restriction that is causing the problem.
This could be done through a maintence program by removing the unnecessary restricton.
then Trim the banks remove the High spot and then finally create a flood plain and widen where necessary to create the 200year standard.

Refer to page

(9) Alternative to Detention Pond Holding Pond

(5) Holding Pond is design to hold enough storm water to allow for 1st Flush of stormwater the same as detention pond. but only need a very small area. therefore at a very small Cost.

(6) Attach this system to the specially design Filter system will clean the rest of the Contaminants the same as final Flush of storm like that is propose on my Market Garden Land. by the City planner

This storm water Drainage system is
(7) safer for the public and environmentally safer and support well-being

(8) The objective is to clean the storm water before it is release into the Cashmere stream.

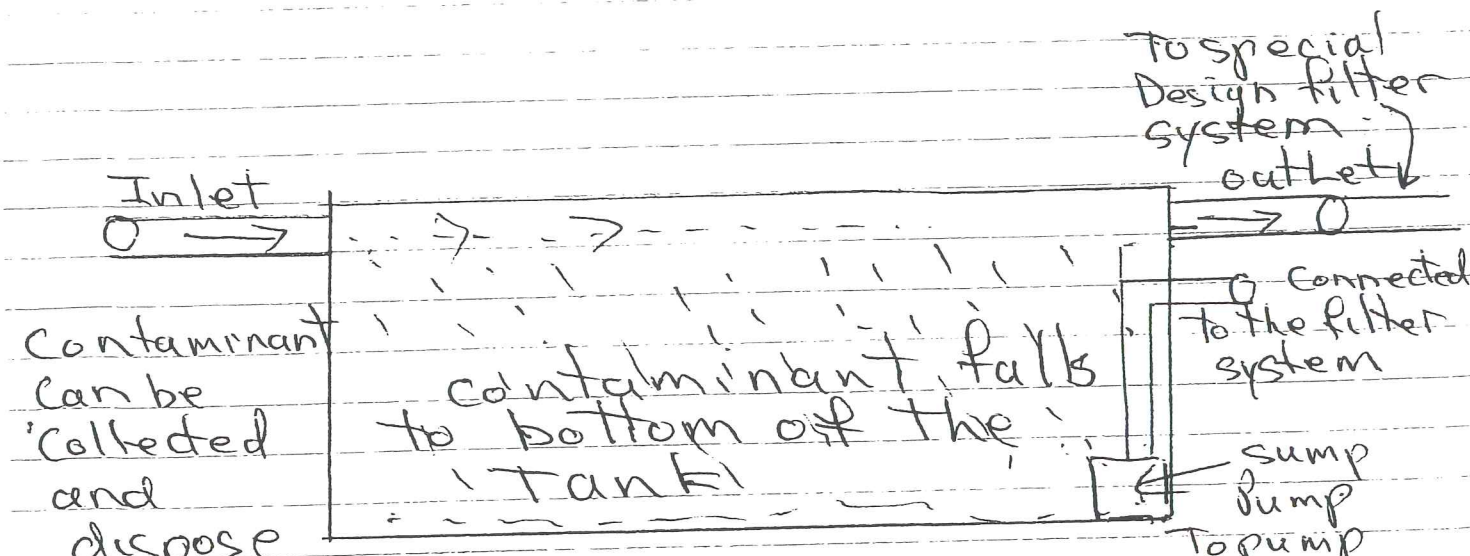


Diagram Holding Pond
size about 2 section

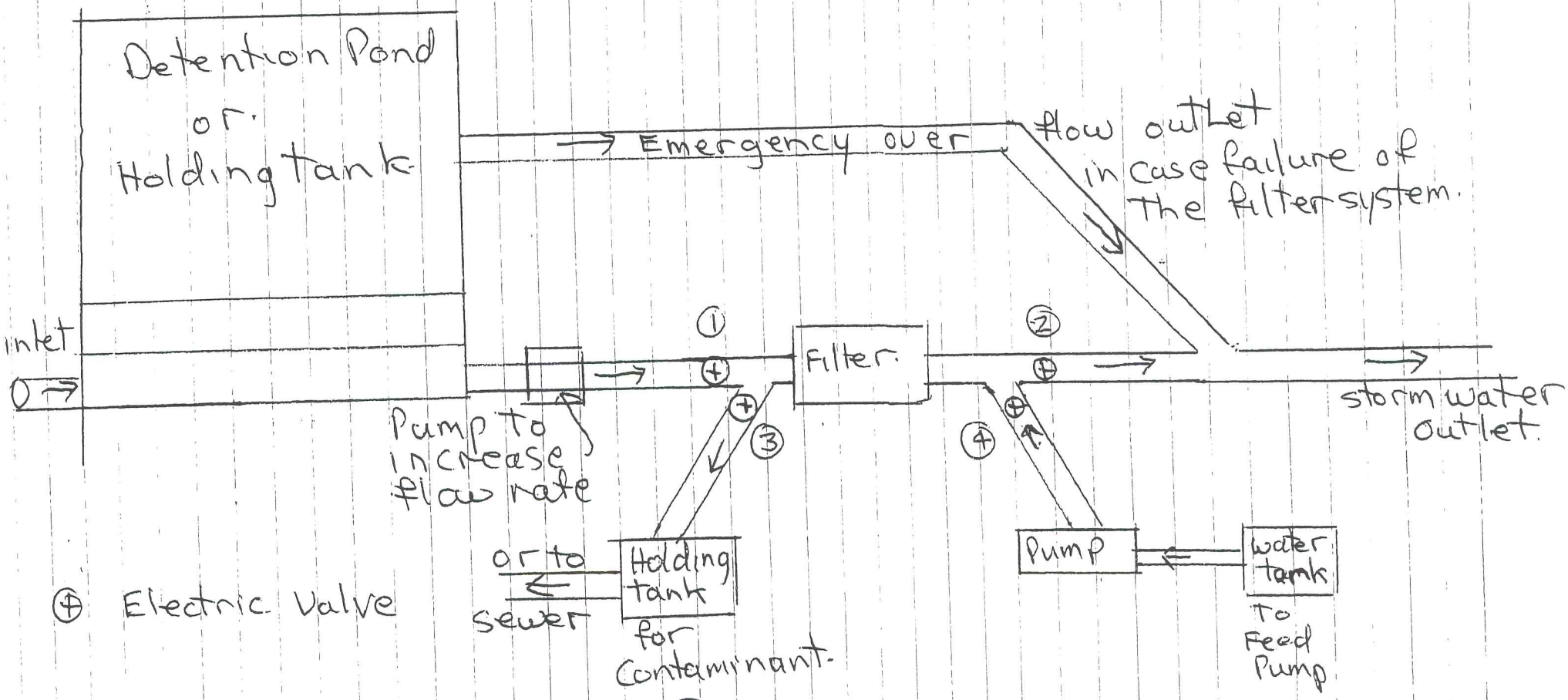


Diagram
Contaminant Filtering System.

Automatic valves and sensor will control Back wash filter. for Back wash. ① and ② are close, and 3 and 4 are open.

(10) Airborne Contaminants from Detention Pond and final flush of storm water.

The grasses in the Detention pond and final flush are there to collect the contaminants out of the storm water before it is release into the drainage system.
The problem arises when the grasses and the contaminants dry out.
What happen next is devestating, the next thing to happen is the wind blow against the grasses and cause the grasses to bang against each other causing the contaminants to be release and become air-borne.
Along come the wind and turbulate, the air picks up all these contaminants and Blows them into the residential house creating Hazards, Heath problem.

Detention Pond collect contaminants from a Large area and the High Concentration of Contaminants makes them toxic and can cause all type of Illness

People who Live next to the detention pond or final Flush stormwater will suffer the most.

Using detention pond and final Flush for stormwater fall well short of expectation, instead it is creating ill-Health to well-being.
This Method must be discontinue.

Airborne Contaminants

(10). In the pass the Contaminants would be wash into the drain and the Contaminant would pass through the outfall the Cashmere stream and the Heathcote river. and then out to sea. This process reduces the Contaminants in the residential ared.
This is Creating a Healthier environment than the new City planner proposal.

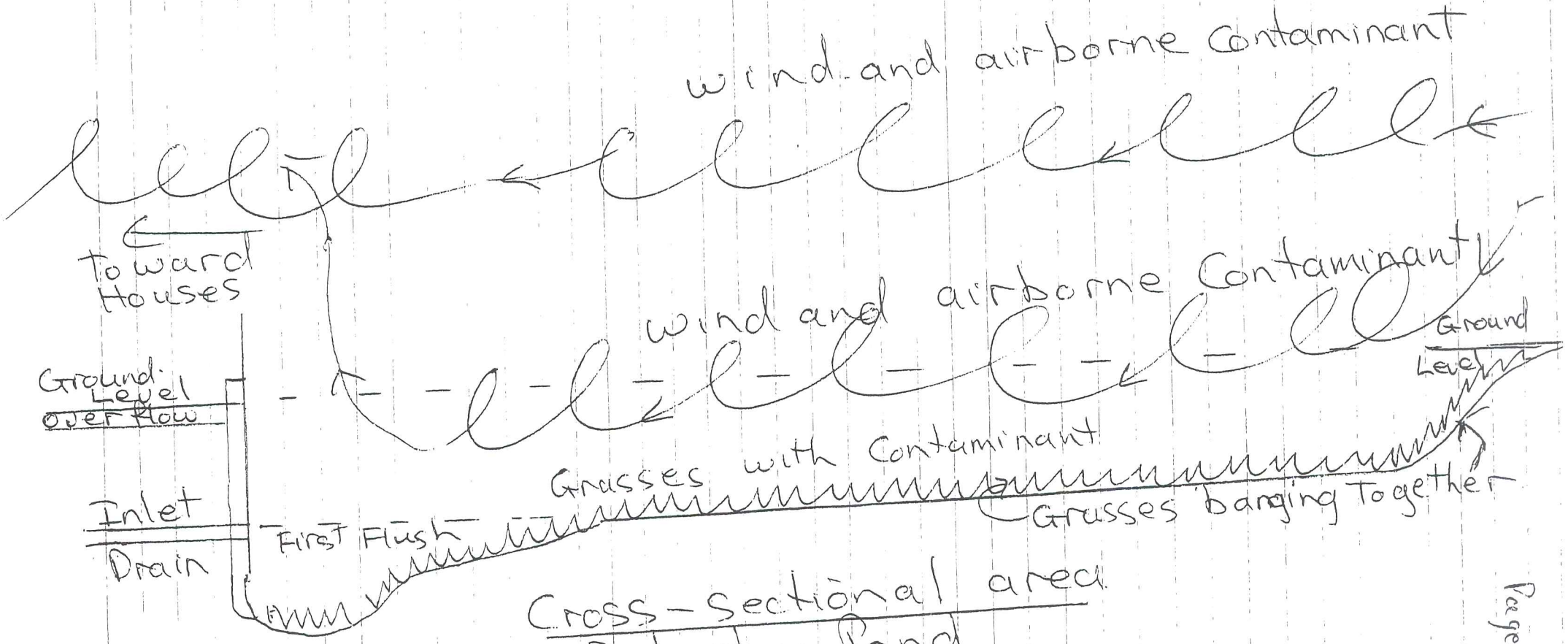
Detention Pond and Final flush of stormwater uses a very large amount of Land valuable. Land. Just to achieve the improve water Quality for a few fish species.

If these Contaminant gets Blown back into the residential ared they are going round and round you are creating a worser situation than was before.

Mix all the type of Contaminant with water and apply the heat of the sun, you will get a Chemical reaction that will expell toxic gases That will be harmfull to well-being.

refer to page to para. to

There are Mico-Contaminant that can not be seen by the naked eye. that affects your eyes, Lungs and skin.



Cross-sectional area
Detention Pond

(11) Future Drainage System

Include the sea, Estuary, the Heathcote river, the Cashmere stream and all the inlets all these area have to be upgraded to the 200 year standard.

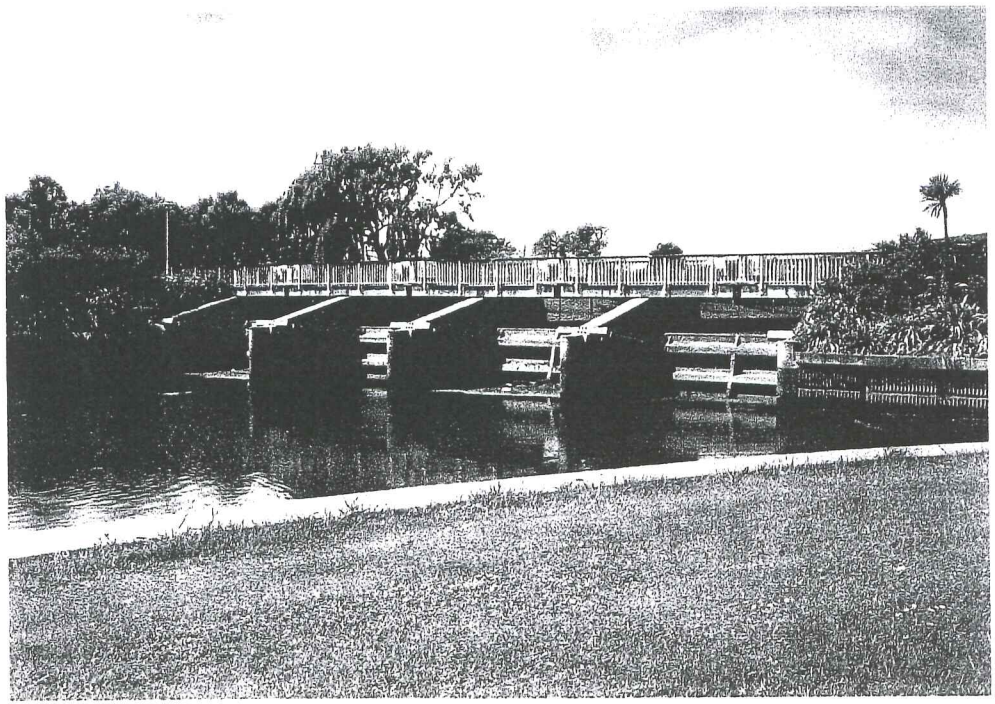
The Future Drainage system is there to stop and reduce the stormwater flooding for the whole of Christchurch.

This could be done by building a road across the New Brighton spit and Shag rock Sumner. and incorporating a new stormwater Dyke system. similar to the woolston Cut.

This is a Cost effective way of Shifting Huge amount of stormwater out to sea by using The Tide The Tide move in and out every 12 hours twice a day this action will move millions cubic metre of stormwater out to sea per day.

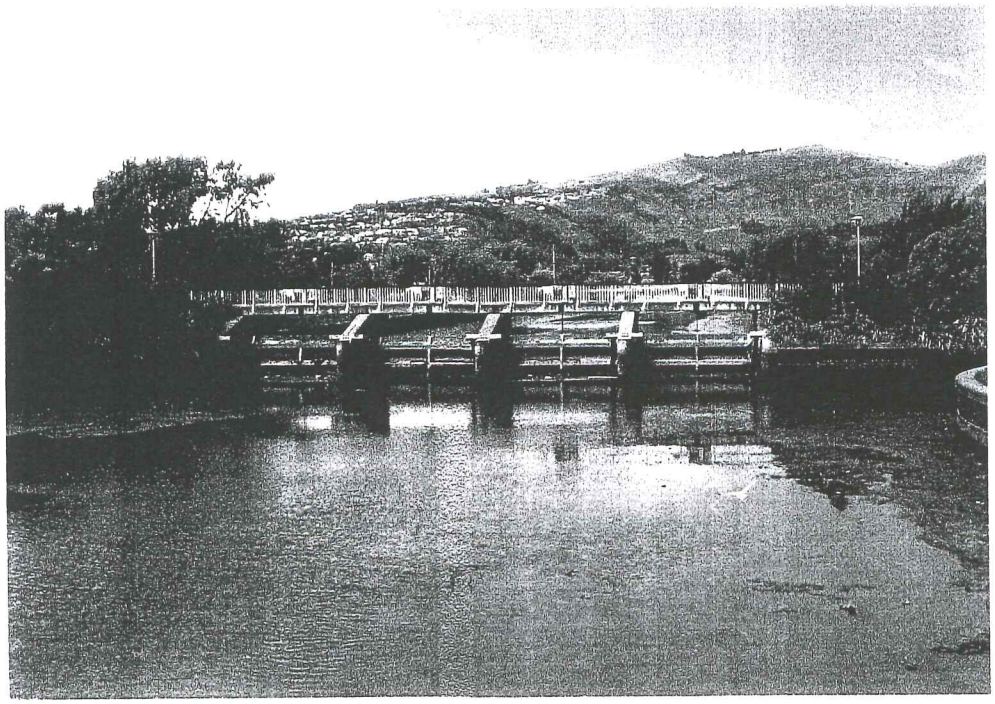
The Dyke is only used when there is a bad or big storm coming in. When the tide goes out the Dyke will Close its gates, to stop the sea coming in, this will create a huge basin. Auxiliary pump built into the Dyke will increase flow Capacity These pumps have the capacity to pump the river Dry. This system will allow protection for sea level rise.

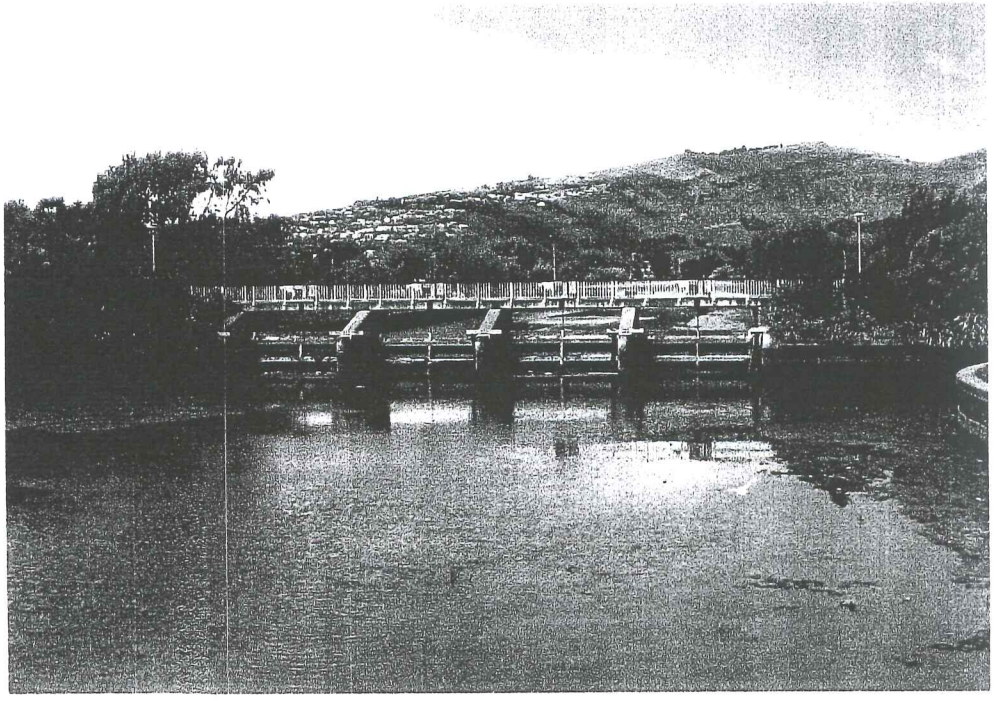
refer to Page! Photo



Woolston Cut stormwater Dyke Control system..

This system Could be use in our future drainage system at New Brighton. spit and Shag Rock. Combine with a new Road and creating a new recreational area for fishing or others.





(12)

Other places :- The water way engineers

(1) What are there role and there purpose. The Engineer usually engineer storm water capacity to allow for in flow to match out flow plus future expansion.

(2) It is good stormwater management practice to manage stormwater run off from the various sources before it becomes a problem that will affects Sparks Rd Garden land and the Land thats surround us.

(3) Report from water way engineer Dr Henry Roland Hudson Specialist in River System wrote "An underlying principle of environmentally friendly drainage management is that drainage outfall and infra-structure are Not Compromised. this is clearly not the case in the Cashmere stream and the Heathcote river; where I observe significant Channel impediment managing downstream flooding. I disagree with the implication that enviromentally friendly approaches should be at the expense of drainage outfall; and that nothing needs to be done on the Cashmere stream (or further downstream).

(4) Down stream flooding is Attributable to lack of Channel Capacity which was identified in the Heathcote river Floodplain Management Plan. Remedial work is required

Evidents

(13)

How do we prove what we have submitted is Correct or just hear-say. We have two Engineers in the variation 48 that will back my submission

In Variation 48 Warren Lewis Evident.
and Dr Henry Roland Hudson Specialist in River System Evident.

NIWA Jermy Walsh report on roughness of the Coshmere stream 2007 June as evident.

Variation 48 the 200year standard

(14) Alternative to storm water disposal.

There are a number of ways you can dispose of storm water These alternative we have here are excellent Methods that are just as Good or better depending on How much money you want to spend. These alternative Evident is from variation 48
e.g. A tunnel from Henderson Basin to Governer Bay will Cost about $60 million a lot cheaper than $165 million and it will stop and reduce the flooding down stream. absolutely worth Considering.

Alternative to Stormwater disposal 21

However, it is possible to widen most of the above waterways to increase their capacity and therefore eliminate the need for the ponding in the rest of the Henderson Basin. The excavated material could be used to help fill the Henderson ponding area to create valuable residential land.

The cost of widening the waterways would be about $5 million for earthworks, restoration, and enhancement of the waterway and its banks.

Assuming all the owners of the Henderson Basin contributed to the cost on a pro-rata basis then the cost imposed on each hectare of owner's land would be

$$\frac{\$5,000,000}{270\text{ha}} = \$18,500/\text{ha}$$

or $1,850.00 section able to be created.

This cost would be considerably reduced if owners of undeveloped land upstream of the Henderson Natural Ponding Area were also to contribute.

The benefit to the City and the environment by such a development would be the time and travel saved travelling further afield i.e. $22,000,000 per year.

I would suggest that serious consideration be given to:

1. Widening the Cashmere Stream and the Heathcote River where it is possible and to remove present restrictions and chokes in these waterways.

2. Taking a contribution from all Henderson Natural Ponding Area owners, and the owners of undeveloped land upstream of the Henderson Natural Ponding Area, to pay for the work and waterway enhancement.

3. Allowing the Henderson Natural Ponding Area to be rezoned Residential once the waterways have been widened.

4.0 Other Alternatives

If widening and naturalisation of the floodways was not thought a desirable method to provide a stormwater outfall to the Henderson Natural Ponding Area then the following options should be considered.

(a) Installing a pipeline from the Henderson Natural Ponding Area to the Estuary to provide a stormwater outfall for the Henderson Natural Ponding Area and its natural catchment.

(b) Installing a pipeline around or near the foot of the Cashmere Hills from Westmoreland to the Estuary to pick up all the silt laden stormwater from the hill catchments. Such a pipeline would eliminate most of the silt and discolouration that occurs at present in the Cashmere Stream and Heathcote River.

Such a pipeline would also enable fish and other aquatic life to be enhanced where it is at present being stifled by silt from Cashmere Hill catchments during each storm. This would enable the Heathcote River to, hopefully, be as clean in flood times as the Avon River in flood.

Such a pipeline would also provide for development of the Henderson Basin and other areas without the need for flood ponding. This option has been costed by a local contractor as $32million i.e. $11,800 per section.

(c) Installing a pipeline and tunnel from the Henderson Natural Ponding Area to Governors Bay to provide a sufficiently large stormwater outfall that eliminates the need for the Ponding Area.

This route would be shorter than the above two routes but would involve tunnelling. Tunnelling technology for 2 to 3m diameter tunnels has improved quickly in recent years and is now becoming more competitive with open trench piping costs. This option has been quoted by Harker Underground Construction as less than the option below.

(d) Tunnelling and slip forming a stormwater outfall from the Henderson Basin to the Estuary at a depth in a straight line to the Estuary. The depth would be finally determined by the depths of other services, waterways etc. Such a tunnel would involve the least disturbance to Christchurch residents but would also be the most expensive option. This option has been quoted by Harker Underground Construction @ $58.7m i.e. $21,700 per section.

All the above alternatives are economically viable with the cost shared by the users of the extra stormwater outfall. It is also possible to enlarge upon such schemes to allow for more development in Halswell that is at present hampered by the lack of capacity in the Halswell River. The bigger the scheme the better are the economies of scale and the numbers of owners to share the costs.

Note:

The above costs and quotations are based on costs as at mid 2005. All these costs have risen by approximately 5% per annum and hence today's costs and quotations would be 15% higher.

8.2.2 **Fill The Basin and Purchase Properties Affected By Flooding**

Should the Basin be filled and developed for residential sections then 2700 sections would be available closer to the City centre than any other equivalent areas. All those 241 owners downstream who are presently affected by flooding, and those 118 additional owners downstream that would be affected by the full development of the Henderson Basin in a 200 year flood would be offered full market value of their house if they wished to sell, or a negotiated amount to compensate for the extra risk that they would be exposed to. The economics of this are more than viable.

An alternative to purchasing or compensation would be to raise the flood affected properties and their vehicle access at less cost.

This alternative affects the environment downstream by raising flood levels in the Cashmere Stream by up to 230mm, and at the top of the Heathcote River by 175mm once in 50 years.

The nett benefit of this alternative, assuming present day prices, is $18m per year, largely due to the reduced costs of people travelling the short distance to the Hendersons Basin instead of having to travel to Rolleston, Kaiapoi, or Rangiora etc. An additional benefit is that 241 Heathcote owners that are presently affected by flooding downstream would not be flooded out again.

8.2.3 **Fill The Basin and Widen The Heathcote/Cashmere Waterway**

Widening the Heathcote/Cashmere waterway would only occur above the average flow channel so as not to disturb the present aquatic ecology of the waterways. This widening and associated landscaping and planting will ensure enhancement of these waterways down to the Woolson Cut.

The benefits in this case are:

(i) the sections created in the Henderson Basin.

(ii) The opportunity given to naturalize the waterways in a planned and properly engineered and design landscaped manner rather than the present inappropriate maintenance, such as shingle filling along these waterways.

The costs are excavation and cartage of the excavated material from widening of the watercourses to the Henderson Basin. The widening of the waterways could not only provide for the extra volume from the Henderson Basin, but could also provide for extra volume for all possible development of bare land in the Catchment. For a small additional width, the flood levels could be lowered along the whole Heathcote/Cashmere waterway.

The nett benefit of this alternative is $20m per year.

South west Area Conclusion

To say:- Nothing should be done to the Cashmere stream and the Heathcote river to protect the Habitats is a lot of untrue statement. "these are extreme Method the city planner is using".

(1) You develop the Southern motor-way it is for the future.

(2) You develop the south west Area it is for the future.

To develop these you have to disturb the Land.

The same with upgrading the Cashmere stream and the Heathcote river.

What we do here is for the future.

In the finish everything is re-Landscape and the cashmere Stream and Heathcote river is re-habitated.

We see Nothing wrong with this.

The Cashmere stream and the Heathcote river is there for a special purpose it is there to dispose of the stormwater from these development. To do Nothing is a grave mistake.

Conclusion

Our Method is to get our flood Level down to around 8 metre and not hold 1million cubic metre of stormwater on our Land.

You can not grow vegetables next to a detention pond. or final Flush of storm stormwater.
The Contaminant will Damage the Quality of the crops That may Cause Ill-Health to well-being.

The alternative we have here really sum it up. If the city planner did not spend all this money on Land purchases It could have by now put this tunnel through the Hill to Govennor bay. This would be the real answer to all flooding.

Thank You.

David Lee

2

South west Area.

Conclusion.

We are not against the housing program in the South west Area

The Henderson basin should be included for the housing program. It is 8 to 9 metre above Sea level we should never stormwater flood the reason is Cause by the Cashmere stream and the Heathcote river restriction

The Plea for water Control is about how we see what is happening to us and Landowner in The Henderson Basin

We need your support (councillors) what ever your decision are. This is what will happen to us and the Landowner in the Henderson Basin

The Plea is :-

① what has happen in Pass Years
② what is happening Now.
③ what the City planner Proposed
④ what will happen to us
⑤ what Could be done.
⑥ what are the alternative
⑦ what should be done.
⑧ do it right the first time. and save money in the long term.

we believe our Method of storm water disposal is Cost effective We believe this is the right Choice and make Sense.

Flooding the ground with Contaminant is a wrong answer.

Plea for floodwater control

By Cullen Smith

'DO it once and get it right." That's the plea from Hoon Hay market gardener David Lee, who fears his livelihood will evaporate in a $100 million-plus plan to create a massive ponding area for southwest Christchurch stormwater.

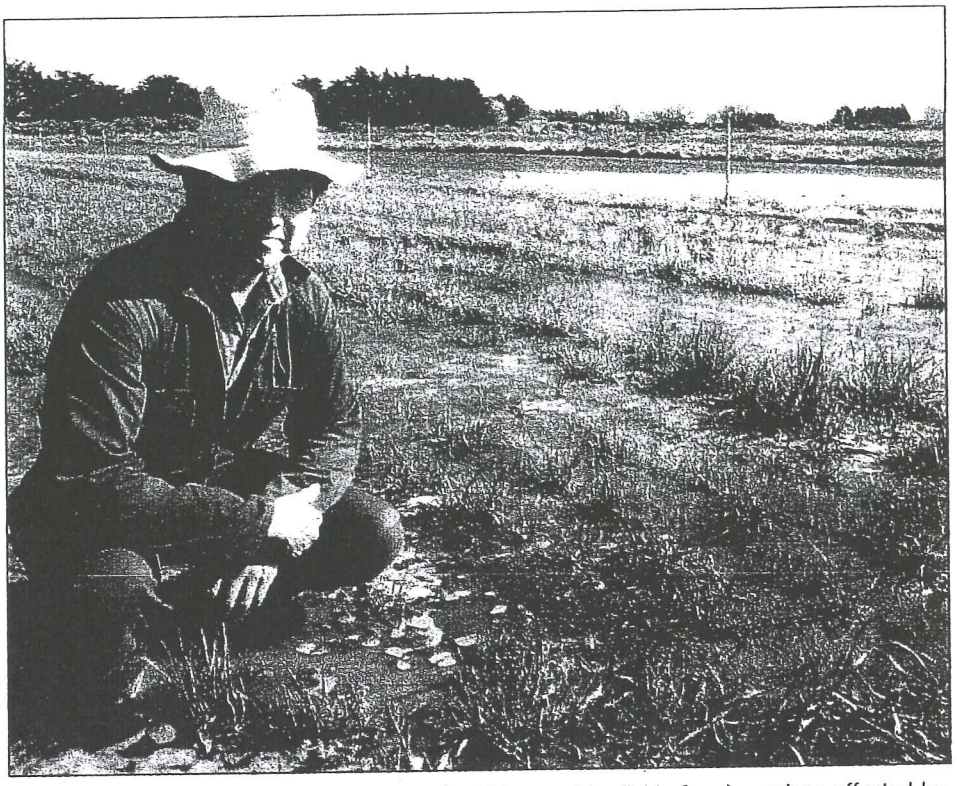
The proposal involves the Christchurch City Council buying and developing land in the Hendersons Rd/Sparks Rd area to create a storage pond, holding 1 million cubic metres of water to relieve the stormwater pressure that regularly floods the Cashmere Stream and Heathcote River.

Produced in May, the Integrated Catchment Management Plan for Southwest Christchurch could be notified publicly within a month when the council applies for a resource consent from regional council Environment Canterbury (Ecan).

Fearing he will lose the 20ha market garden business he has developed over the last 20 years, Mr Lee says a simpler, far less costly plan would be to upgrade the Cashmere Stream and Heathcote River to the new 200-year flood standard.

"If you upgrade the stream and river to this standard, the subdivision would be able to deal with the amount of water in a storm event and reduce flooding," Mr Lee said.

He fears the council's proposed $200,000 Cashmere Stream green corridor landscape enhancement project on Worsleys Rd alongside the new Cracroft subdivision will only compound the flooding problems during heavy rain or storm events.



Waterlogged: Sparks Rd market gardener David Lee amid a field of spring onions affected by the recent heavy rains. He fears losing his land and his livelihood if the council proceeds with its stormwater retention plans for southwest Christchurch.

That concept plan involves planting to enhance water quality, bank stability, habitat and views; shrub planting to create a buffer zone along fencelines between private properties and the reserve; the addition of native and heritage trees; the creation of a wetland along the stream floodplain; and a new pathway.

Spreydon-Heathcote Community Board members have approved the plan on condition an engineer's report is done to assure the board residents won't be affected by flooding.

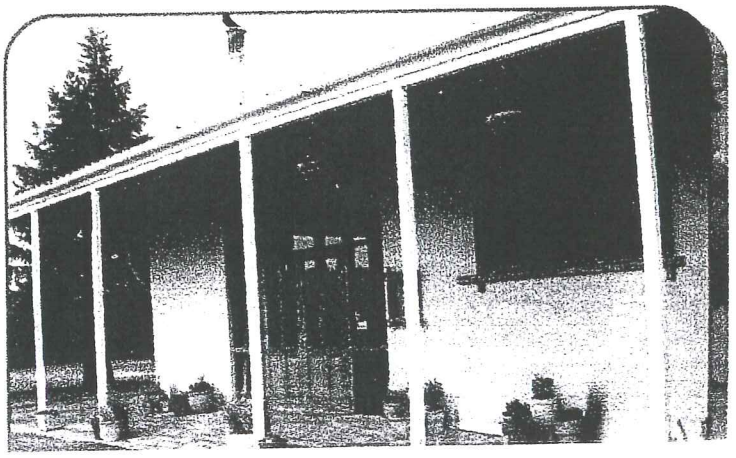
However, Mr Lee claims more planting along the Cashmere Stream will further restrict water flow.

Turn to page 11

New Restaurant Has Opened - Vines O

The slogan says it all, 'Simple food that tastes bloody delicious', this being the claim of Vines On Buchanans Restaurant, opening Friday 5 September.

Corporate lawyer and long-time passionate cook, Andy McLennan who has taken on the challenge of providing yet another food outlet assures us that his menu of classic favourites is sure to find wide culinary appeal. Offering simple, healthy, nutritious, colourful and value-for-money meals, Andy is determined to provide patrons with food and wine that is well within everyone's



Plea for control of flood water

From page 9

He says plants from previous stream enhancements have become overgrown and neglected, narrowing and obstructing the stream.

"Native plants are already restricting the water flow and they will grow bigger, causing stormwater to back up and flood our Sparks Rd market garden land," he said.

Mr Lee said the July and August rainstorms flooded his land and damaged crops.

In submissions to a recent Environment Court hearing appealing the council's Variation 48 plan to manage the city's flooding hazard, Mr Lee produced photographs showing how the Cashmere Steam had become obstructed by collapsed banks and overgrown bushes causing last month's flooding.

"In is present state, the Cashmere Stream stormwater has to battle it way through a jungle of restrictions in a flooding event," he said. "This shouldn't happen if proper maintenance and an upgrading programme had been done."

Mr Lee believes the council should focus on upgrading the Cashmere Stream/Heathcote River floodplain to the new 200-year standard, rather than the vastly more costly option of creating a huge ponding area that would only be filled during a major storm event.

"If we do it right in the early stages, we won't have to do it twice. That's going to cost more money and ratepayers won't want that," he said.

"Do it once and it will be money well spent."

Council environmental planning engineer Graham Harrington said the Southwest Christchurch Integrated Catchment Management Plan, was a "forward-looking document" adopted by the council last May. It formed a "technical foundation" for an application to Ecan for a discharge consent.

Cost estimates for the scheme ranged between $100 million and $200 million, which allowed for the council to purchase land in the area, design and build retention ponds and related facilities.

"It's an entirely new way of managing water resources in Christchurch," Mr Harrington said.

If approved, it would be implemented over some 30 years.

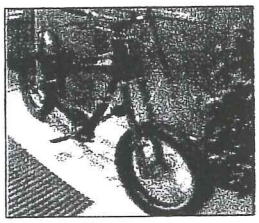
"It's not going to be something that's going happen straight away," he said.

Public consultation on the proposal would form part of the formal consent process.

"We will be applying for a discharge consent and we expect that to be a very public process," Mr Harrington said.

Such an application could be made "within a month".

Have you seen this cycle?



TAVERN Harewood staff are posting fliers around Bishopdale to try to recover a chopper-style cycle they bought for one of their patrons.

Tavern manager Chris Buckley said local man Tony Smith was a regular visitor who helped clear glasses in the tavern on a voluntary basis.

Staff and patrons clubbed together last year to buy Mr Smith, aged in his 40s, a new bike for his birthday after learning that his original form of transport had been stolen from a garage.

Mr Buckley said staff were incensed last week when they learnt Mr Smith's pride and joy had been stolen from outside another nearby tavern where he also offers his services free of charge.

Mr Buckley wants anyone with information about the theft to contact the tavern or call the police.

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