

**Waihoru/
Spreydon-Cashmere Community Board
MINUTES ATTACHMENTS**

Date: Wednesday 17 February 2021
Time: 8:04am
Venue: Boardroom, Beckenham Service Centre,
66 Colombo Street, Beckenham

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KING GEORGE V RESERVE 30TH ANNIVERSARY CELEBRATION















30th Anniversary celebration & launch of community-led regeneration project

Saturday 27th March – Neighbourhood Week event.

12.30-3.00pm (*Reserve day next day*)

St Martins Scout Den, Centaurus Road & the reserve

Free barbecue, speakers, exhibitions, entertainment,
tree-planting & two guided tours of the reserve.

Broad Oaks

A “Neglected”
Suburb



Background

- 1/ Broadoaks contains approximately 276 lots
- 2/ That excludes subdivisions further up Huntsbury Ave
- 3/ It was developed by Fulton Hogan about 20+ years ago
- 4/ The subdivision at the time was the best hill side development in Christchurch
- 5/ Since the Christchurch Earthquakes in 2010 the Christchurch City Council has neglected its Statutory Duties to maintain its own assets.

Background cont”

- 6/ There are 3 main matters which are of extreme concern to residents
- 7/ They are
 - * The neglect related to the “undeveloped Coronation Reserve and its future development
 - * The appalling state of Major Aitken Drive and its side streets
 - * The lack of maintenance of the Councils roading reserve



Aerial Photos of Broadoaks subdivision

Major Aitken Drive
(Centaurus Road end)



Aerial Photos of Broadoaks subdivision

Major Aitken Drive at
Yelverton Cres



Aerial Photos of Broadoaks subdivision

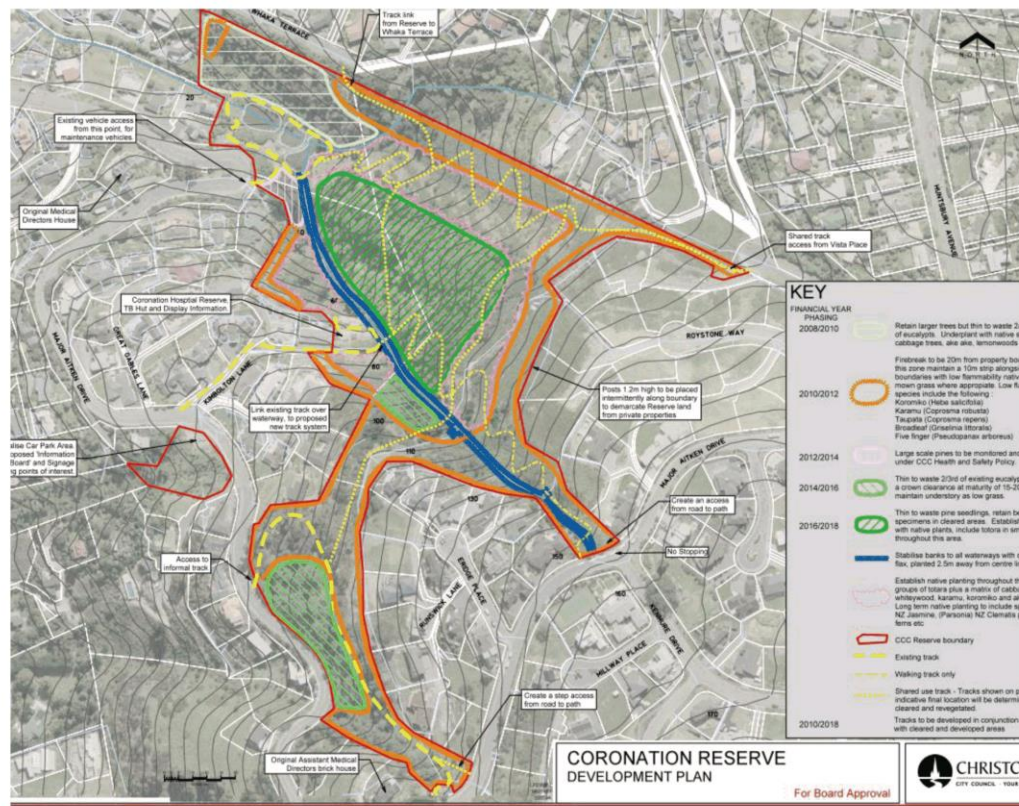
Major Aitken Drive at
Huntsbury Ave end



Coronation Reserve Approved Development Plan 2010

The Council in 2010 approved this development plan.

Note the timing adopted in this approval, was to have the total development completed in 2018



Coronation Reserve from Cashmere



Immediate issues with the current Coronation Reserve

The current state of
the Council asset is
appalling.



Examples of lack of maintenance

Coronation Reserve area



Coronation reserve/Major Aitken Drive



Further examples of lack of maintenance



Coronation Reserve state

The land has

- 1/ Huge **Fire** Hazard (see previous photo 10)
- 2/ Infested with vermin
 - * Rats (see next photo)
 - * Possums (see next photo)
- 3/ Infested with Noxious Weeds
 - * Blackberry (see previous photo 10)
 - * Wilding pines
 - * Wilding wattles
 - * Numerous other slash and dangerous material

Possum and Rat infestation



Possum faeces and Cabbage remains



Council has defaulted on its responsibilities to the Community “big time”. Where to from here?

- 1/ The Council has used the Christchurch Earthquake as an excuse for the no action to date, that is not acceptable and accepted by the residents
- 2/ We demand that an immediate budget be established for the total reserve to be developed within the next 3 year period, i.e. complete by Spring 2023
- 3/ Due to the lack of its own management attention we request the Council establish a “committee” with equal representation from the Council and Coronation Reserve community to assist in having the Reserve planned, funded and developed generally in accordance with the previous adopted plan.
- 4/ Funding cannot be an issue as referred to next

Contribution of the Broadoaks community to the Councils revenue

- 1/ According to the Christchurch City Council web page the average rate per property overall Christchurch City is \$2,842.34 per annum
- 2/ The average rate for Residences in the Broadoaks subdivision is estimated to be \$7000 approx. per property.
- 3/ Some residents pay in excess of \$12,000 per annum
- 4/ Accordingly on average the Broadoaks Community pays over \$4000 per annum greater per property than the average Christchurch resident
- 5/ These are base on 2020 dollars

Contribution of Broadoaks Community to the Councils revenue “cont”

- 6/ This accordingly means that this Community contributes on a yearly basis over **\$1,200,000** to the Councils budget over and above the average Ratepayer in Christchurch for a similar number of properties.
- 7/ More alarmingly this Community has contributed over **\$13,200,000** over and above the average Ratepayer in Christchurch since the Christchurch earthquakes.
- 8/ The residences do not demand any special treatment over and above the average ratepayer, but just require a fair share of what the Council are contracted (and paid) to do

Roading

- 1/ It is acknowledge by all parties the roading system within the Broadoaks subdivision suffered significant damage as a result of the Christchurch Earthquakes
- 2/ There are numerous and many issues that have been conveyed to the Council that require immediate remediation due to damage to private property, but which have not been attended to todate, without direct action from Residences themselves.
- 3/ The main access road, Major Aitken Drive is in an appalling condition as a result of
 - * the subsidence and collapse of approx. 7 gabion basket supports
 - * Resulting in significant cracks in the road carriageway

Roading “cont”

- 4/ The carriage way on Major Aitken Drive up to the time of the earthquake was a feature of the subdivision. There was hardly a blemish in it
- 5/ Now it is a disgrace, and there has been total neglect from the Council (other than some minor immediate “patching”) post earthquake.
- 6/ On 4th Dec 20 we received advice from Steve Marsters re a programme the Council has now decided to address some of the matters raised. We thank the Council for that, **BUT** nothing has happened yet.
- 7/ Of concern is the proposal to just “patch” the road at the most damaged corners

Roading “Patching”

Note right hand photo work was completed last week



Roading “cont”

- 8/ It is clear the proposed remedial works are totally constricted by budgetary issues.
- 9/ We submit this should not be a factor. The restoration should be no less than what was in place before the Earthquake and restore the asset to its rightful condition
- 10/ This is more particularly so given the significant financial contribution the residences have made over the last 11 years without any contribution back.
- 11/ Our submission is the total roading within the subdivision should be repaired and resealed.
- 12/ Steve has made suggestions re repairing leaking kerbing. With respect he is wrong in his conclusions (see following slide)

The council claim the cracks in the kerb do not “leak” water.????

Note the water in the kerb flowing from the bottom to the top of the photo (blue arrow)

Note the “leakage” into the concrete area to the right (via the crack) (3 horizontal arrows)

Note the flow stops between the two vehicles

The water has “left” the kerb and permeated below ground into adjacent houses at the 3 horizontal arrows



This is the result.



The Council Officers are indicating a patch job to all the roads within the Broadoaks subdivision

In respect of this issue re a collapsed sump

It is understood just the area in and around the sump will be resealed.

It will totally destroy the effect on the road carriage way which the residences have previously enjoyed



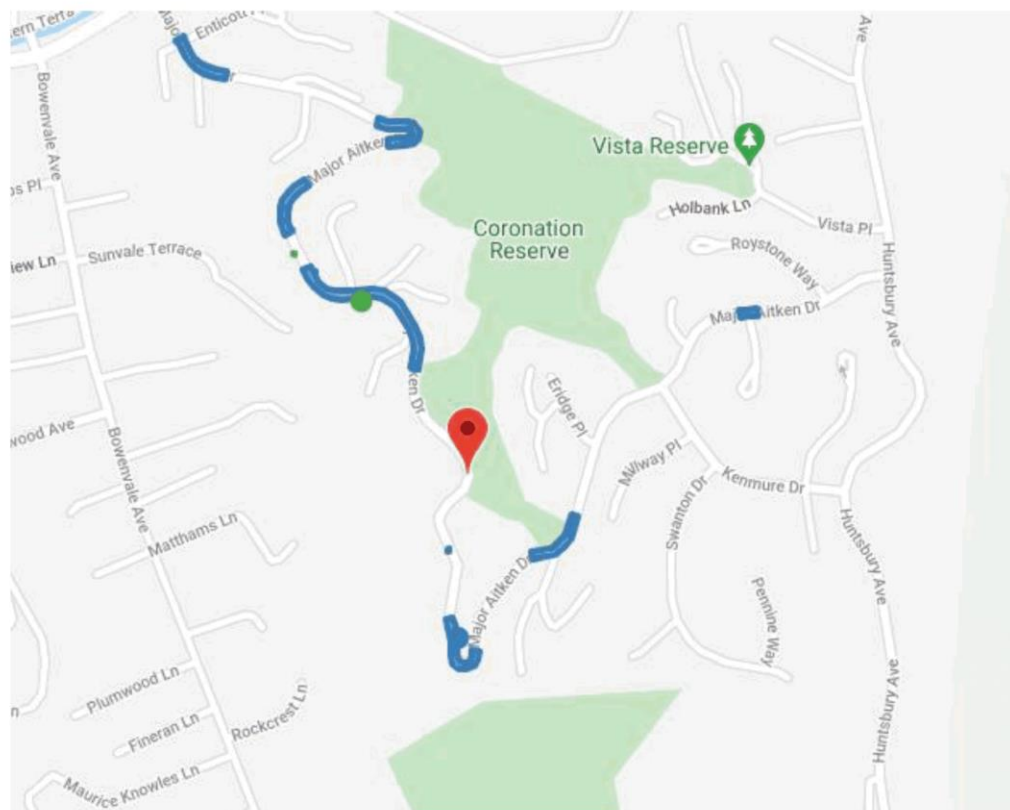
This is what will happen over the total estate roading system we understand as proposed by Officers.

Council Officers have advised they will only be “repairing” the areas marked in blue on the plan adjacent

This will result in the areas not marked having a road still affected by Enables appalling installation and patched Earthquake damage etc and downgrading the total estate.

The cost of resealing all the road is totally marginal, given also the substantial contribution the residents pay by their premium rates

We request the Council do a proper job, and reseal all the roads to give a consistent standard



Maintenance of the Council roading asset

A major issue residences have is the lack of regular maintenance of the Councils roading asset (outside the formed road)

In short, there is none.

This situation is totally unacceptable

1/ Footpaths

- * The use of all footpaths has increased dramatically over recent times, more so since the Covid 19 lockdown occurred
It is not unusual to see multiple people walking up and down the hill all hours of the day and night
- * The footpaths have received significant damage in numerous places and need reconstruction to avoid injury.
- * These are a major Health and Safety issue

Footpath damage

Kerb elevated above footpath

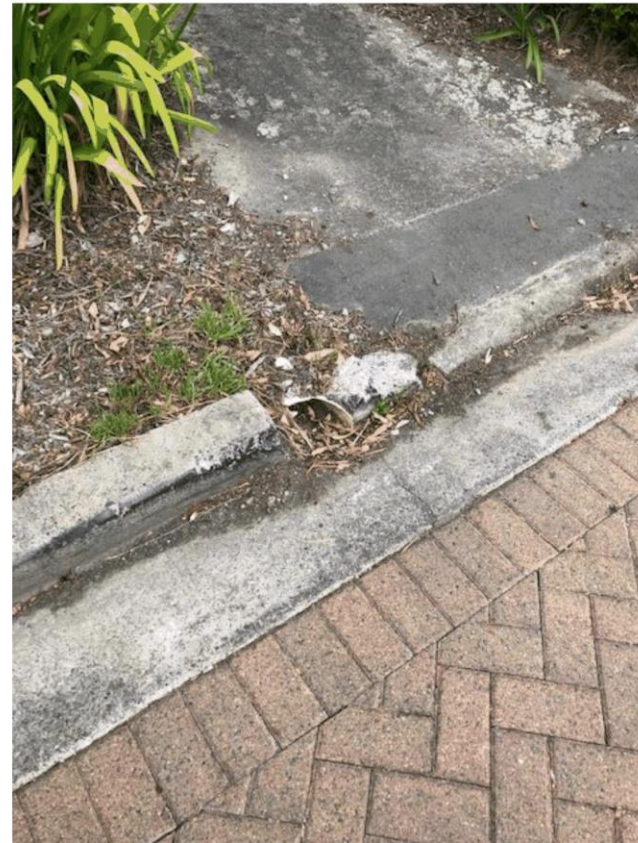


Kerb elevated above footpath





Footpath to Historic building (never maintained)



Footpaths “cont”

All of the footpaths within the development have been compromised to some degree

Lighting

The subdivision has had permanent lights installed in numerous locations, lighting features within the development from its initial completion i.e. signs, large trees etc

The lights have been removed by the Council

They form part of the approved Orion net work (see plan following)

They need to be reinstated and operational

One of the residents has been endeavouring to have this work undertaken for some 12 months but to no avail

Lighting

ORIONS ASSET PLAN (NOTE YELLOW CIRCLES)



Maintenance (Lack off)

Over grown main storm water sump



Lack of general maintenance Road side overgrowth



Retaining wall



Footpath/Road damage
Note planting area to right bare land
Note Safety fence at right photo



Debris waiting to be collected
Note indiscriminate planting (all dead)



Entrance way lack of maintenance



Front entry, never been maintained
(Note twitch growing thru original ground cover)



Dead trees in Council road reserve Mulch left above kerb adj to retaining wall



Collapsing retaining wall on Council land Debris on Council land (been there for several years)



Major Aitken Reserve

A neglected non complying reserve



Conclusion

Members of the Community Board will be concerned the degree to which this area “has fallen thru the cracks” of the Councils systems. The Community want to work with the Council **BUT** cannot get any engagement.

There is a desire of the community to create Coronation Reserve a predator free area, to the benefit of all the Community

The Community pay over and above its fair share of the Councils rate
For 11 years there has been virtually no expenditure on these issues by the Council

The Community require urgent action to have these matters resolved immediately

Way forward plan

Coronation Reserve

immediate removal of total fire hazard from all of Coronation Reserve (URGENT)
implement a 2 year programme to remove and control all vermin
Review and update previous development plan
Scope and prepare budget, critical construction path and ongoing maintenance plan
from completion over next 3 years
Consult fully with residents

Road Restoration

immediate restoration of all earthquake damage to all roads including complete resealing
restoration and upgrade of all footpaths and kerbs
review of traffic management of Major Aitken Drive

Maintenance

Adopt a regular maintenance programme of Councils assets including reserve, road and
road reserve







