

Our Environment

Christchurch City Council's Environmental Newsletter

PLAN ZONES 1150HA FOR CITY'S GROWTH

Another 1150 hectares for growth on the urban fringes and a clampdown on infill redevelopment in existing residential areas are among changes outlined in the Proposed City Plan.

The Plan, amended by Council decisions, was released publicly on May 8 and specific decisions were sent to submitters on 10 May and 31 May. Submitters had 15 working days from the receipt of decisions to lodge a reference (appeal) with the Environment Court.

About 500ha of new residential land was identified in the Proposed Plan notified in June 1995. A further 650ha has been added following hearings on submissions to the Plan.

The largest area earmarked for urban expansion - 350ha in and around Halswell - has already been identified as a preferred area for major urban expansion. Other large parcels of land which have been rezoned for residential use are 100ha along Johns Road and the Main North Road, 80ha in Mairehau, 53ha at Burwood Hospital and 80ha along Yaldhurst and Buchanan Roads. Several other smaller areas around the edge of the City have also been given the go-ahead for housing.

At the same time 29ha at Bottle Lake Forest and 10ha of Scarborough land are now off limits for development after being removed from Living zoning. Decisions on the development of

Montgomery Spur and Cashmere Valley have been deferred after an Environment Court declaration that submissions seeking the rezoning of land on Montgomery Spur were not adequately summarised.

Density changes in Living 1 and Living 2 zones will significantly limit opportunities to slice off and develop rear sections. The critical standard for section sizes in Living 1 zones - the typical suburban housing

environment - has been increased from 360m² to 420m².

In Living 2 zones (slightly more dense and mainly in the older, inner suburbs)

minimum section sizes have been increased from 270m² to 300m². Higher density Living 3 zones, mostly found in the central City, have been introduced to new subdivisions in Halswell and Belfast to provide a wider choice of housing.

Changes to recession planes and open space standards have also been made to improve the amenity of suburban housing areas. Any proposal to build a garage in a front yard in low density living zones will now require a resource consent (as a limited discretionary activity).

Some specific building height restrictions have also been imposed. For example the permitted height of buildings in the block in Park Terrace, bounded by Salisbury, Peterborough

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and Montreal Streets, is reduced to 14m and the permitted height of buildings in the Living 3 zone in Sumner is reduced to 9.5m.

For the first time the Council officially accepts the presence of most Taylors Mistake baches, recognising them as part of the City's social and cultural history. They are now a permitted activity in the new Living Taylors Mistake Bach zone. However no alterations to existing buildings, other than maintenance, or any new buildings are allowed in the zone.

New rules state that planting of exotic species is a non-complying activity in Conservation zones in the Port Hills

and east of Dyers Pass Road because of the area's outstanding natural character. Any rural building above 160m is also a non-complying activity.

Sets of replacement pages for the Proposed City Plan are available from service centres and the Environmental Services Unit counter at the Civic offices at a cost of \$100.00 including GST. Small quantities of complete boxed sets of the Plan are also available for \$150.00 including GST.

All enquiries regarding Council decisions and appeals (references) to the Environment Court should be directed to the City Plan Team tel: (03) 371 1888.

COUNCIL TO SET UP ENERGY-ADVICE SERVICE

The City Council plans to set up an independent energy-advice service in response to thousands of calls from people asking about energy efficiency. The free service is likely to be based in an older show-home converted to show the range and benefits of energy-efficient measures.

Council energy manager Leonid Itskovitch says the service should be up and running in August.

The service aims to provide independent advice to all Christchurch residents wanting to improve the energy efficiency of their homes. It will particularly benefit householders who are considering buying a new heating system, or looking at energy-efficiency measures.

"There is no independent agency where people can come and ask about things such as different types of insulation," says Mr Itskovitch. "Most homeowners are unaware of the ways they can save energy, and how they can effectively and efficiently heat their homes."

The Council's energy adviser will analyse customers' energy consumption, discuss potential energy-saving measures and their associated costs and savings, and advise on the optimum investment.

Meanwhile, more than 2000 householders have so far this year taken advantage of the Council's \$500 grants to encourage people to convert from open fireplaces and coal burners to clean-air approved forms of heating. Half the conversions have been to enclosed log burners, a third to gas heaters, and the rest to electric appliances, heat pumps and diesel burners.

The Council's clean air programme administrator Mike Gaudin is pleased with the response to the incentives scheme. However he wants to see more people applying for grants available for installing insulation and lagging pipes in old houses.

NEW AIR POLLUTION WEBSITE

www.crc.govt.nz

Teachers and students can now turn to the internet for facts and figures on Christchurch's winter air pollution problem.

The Canterbury Regional Council has set up the website on air quality as an educational resource for schools. For students, the site provides a range of fun, inter-active activities, including posters to colour in and word puzzles. For teachers, there is essential information on where the resource links into a range of curriculum areas. For everyone, there is information on the extent of winter air pollution and its causes.

"We receive many calls from both students and teachers asking for

information on air pollution," said Anna Norris, education officer at the regional council. "A website enables us to make material readily accessible to hundreds of people.

"We hope people using the site will not only find it informative but will enjoy

making use of the range of activities it provides. Winter air pollution affects us all in one way or another and the information on the site is intended to increase awareness of its causes and effects," she said.

In addition to the educational resource, information on daily air pollution concentrations can be found on the regional council's website during the winter.



For further information contact:

Anna Norris

Education Officer

Canterbury Regional Council

Ph: 365 3828 ext 7203

Fax: 365 3194

TRUCK ART HITS THE STREETS OF CHRISTCHURCH

Basketball jargon, religious icons and takeaway packaging are among innovative images used by third and fourth form students to sell the anti-litter message.

The students were taking part in the Truck Art competition, a vehicle for Christchurch's young people to reach and teach their peers through art work. They were also competing for the opportunity to have their designs placed on the sides of four City Council litter trucks and two floating litter traps.

The four competition winners were:

Rachel Wison and Kate Laveesen – Villa Maria College

Jenny Davis – St Andrew's College

Edward Van Dadellszon – St Bede's College

Milly Watson and Kate Aitken – Rangi Ruru Girls' School

The winning works will hit the streets and waterways in June or July. Designs will remain on the trucks and floating litter traps for at least a year.

Prizes have been awarded to the winning artists as well as their schools. Every school entered in the project went into the draw for the major competition prize, a software package of the winner's choice valued at \$3000. Christ's College was the lucky winner.

Consumer workshops commissioned by the City Council in the early 1990s revealed that teenagers were among the worst litterers. This is often attributed to rebellious attitudes during teen years, and peer pressure. However, it can be reasonably argued that young people spend more time in public places than children and adults and are the target of intensive consumer advertising. Many of the products in the litter stream are specifically aimed at youth.

Council staff were advised that peer pressure, by way of positive role models, is a more effective way to improve youth littering than either education or enforcement – hence the Truck Art Competition.

Kerry Everingham

Environmental Promotions Officer



KIDSFEST JUNIOR RANGER DAYS

Eight to 12 year olds are invited to team up with local park rangers during KidsFest and learn about our parks and how to look after them.

The two-hour programmes will be run in five parks:

Port Hills Reserves	Sat June 26, Wed 30, Mon July 5
Halswell Quarry	Mon June 28, July Fri 2, Wed 7
Bottle Lake Forest	Tues June 29, Sat July 3, Thur 8
Groynes	Wed June 30, July Sat 10
Spencer Park	Sun June 27, July Thur 1, Tue 6

This is a great opportunity for kids to come along and learn what it means to be a park ranger. Help us out with our daily duties of park patrol, planting trees, feeding animals, checking fire equipment and building tracks.

We will teach you lots that you need to know if you want to become a park ranger and look after our environment. Learn more about the uniqueness, history and geology of the areas that you play in around the Christchurch area.

Activities will start at 10am and finish at 12 midday. So come and join in the holiday fun and be a park ranger for a day with your friendly, local Park Ranger Service.

Spaces are limited so book through Ticketek, phone 377-8899. Wet weather alternatives will be provided, but bring your raincoats!

Paul Devlin

Head Ranger, Port Hills

INTEREST AND SAFETY KEY ELEMENTS OF CANTERBURY HIGHWAY 2000 PROJECT

Motorists driving along State Highway One in Canterbury will be able to enjoy permanent reminders of the millennium from next year, thanks to the Canterbury Highway 2000 project.

Canterbury Highway 2000 is a series of visual enhancement projects along selected stretches of the Highway, from Kaikoura District in the north to Waimate District in the south. The aim is to make the journey along the province's main artery more interesting, more beautiful and safer. Preliminary construction work will begin in summer, with planting scheduled to commence in April 2000.

The selected sites for each District are: Kaikoura - South Bay and the Golf Course; Hurunui - Amberley to Kowai River; Waimakariri - Saltwater Creek to Ashley River Bridge; Christchurch - Belfast, Memorial Avenue roundabout, Templeton; Selwyn - Dunsandel; Ashburton - Ealing; Timaru - Seadown to Washdyke; Waimate - Glenavy to Makikihi.

Between 20 and 30 possible sites were identified in each district before councils settled on the present selection. Selection criteria included the opportunity for a large-scale enhancement project and level of interest from nearby landowners and communities.

Funded by the local authorities participating in the project, The Community Trust and commercial sponsorship, the \$1.1 million project will see a variety of scenic enhancement projects developed over several years, highlighting the particular landscape and cultural features of each location. Each of the main projects is estimated to cost \$90,000 to \$120,000 to plan, implement and maintain over the next two years.

Project co-ordinator Grant Edge from Edge Landscape Projects says a common thread, such as the use of certain key plant species or their layout, will run through all eight locations, readily identifying them as part of Canterbury Highway 2000.

Plants used will depend upon the various site requirements.

Landscape architects have been appointed, and concept plans are being developed as a basis for consultation. They will also be used to help secure funding from commercial sponsors.

While the project's name implies enhancement will be confined to the highway corridor, Grant Edge says designers have been given freedom to develop ideas for planting on adjacent private land, in order to maximise the impact of a particular site. "We want people to look beyond the highway to appreciate our more distant landscapes as well."

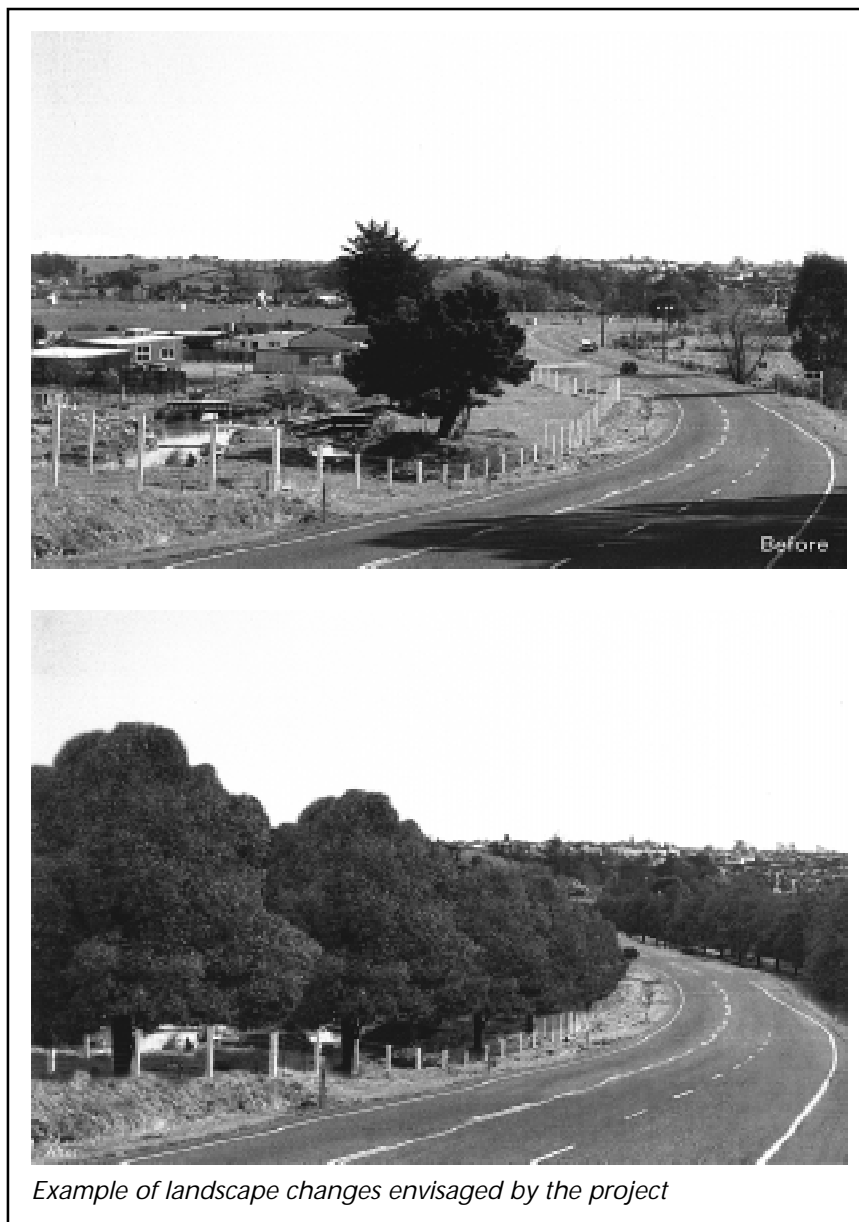
Response from landowners approached has been extremely positive, he says. It is likely that local community groups and the public will be invited to participate in the construction and planting of each site. "It gives people in each area a sense of ownership of the projects. This approach will also hopefully reduce the cost by encouraging donations of materials and time," says Grant Edge.

The implementation process will occur in incremental bites to allow smaller local authorities, which

have limited funds available for such projects, to more easily afford their contribution.

Planning for the Canterbury Highway 2000 began in 1996. It is one of a range of projects being administered by Turning Point 2000 Limited, initiated by the Christchurch City Council to co-ordinate millennium celebrations and Canterbury's 150th anniversary. The Canterbury Highway 2000 Advisory Group is chaired by Sir Miles Warren, with technical assistance from the technical management team chaired by John Dryden, manager of the Council's Environmental Policy and Planning Unit. The project is being implemented by representatives of the local authorities involved.

Richard Worrall



Example of landscape changes envisaged by the project

VOLUNTEERS LEAD THE WAY ON PORT HILLS

Port Hills 2000's Whaka Raupo project is on track after a marathon effort by Summit Road Society volunteers. Led by John Willocks, up to 25 people have given one morning every fortnight for the last year to create a path from Harmans Road near Lyttelton to the top track at the Summit of the Port Hills.

Whaka Raupo reserve and Castle Rock reserve, which meet on the Summit, are two Port Hills 2000 projects. Contracts have now been let to fence and clear areas for native planting on both reserves, and schools and other interested groups have volunteered to take part in Arbor Day plantings. The Community Trust and Lannen Plant Systems have provided significant assistance with funding and plants. Kowhai trees are expected to be planted along the

Bridle Path by women's groups to commemorate the 150th anniversary of the arrival of the first European settlers. Remaining planting and maintenance work will be contracted out.

Port Hills 2000 is one of Turning Point 2000's 14 advisory groups whose job is to lead, co-ordinate and facilitate events and projects for the year 2000 in Christchurch and Canterbury.

Port Hills 2000 has three other projects: creation of a breeding area for the rare white-flipped penguin at Godley Head, the regeneration of the Crater Rim forest near Cass Peak and the Mt Vernon disabled access way. Several smaller schemes are incorporated within these projects, with planning for a Maori medicinal garden and a flax garden well underway.

A comprehensive guide book on the Port Hills will provide information for all users of the hills. The book is being written by Gordon Ogilvie and is expected to raise much-needed funds.

For more information on Turning Point 2000 and Port Hills 2000 projects visit the website www.tp2000.org.nz or contact Turning Point 2000 (03 379 2008), PO Box 237 Christchurch.

Jill McCaw



COMMEMORATIVE OAKS POSE A CHALLENGE

First the deer ate the commemorative acorns at Lord Cobham's Hagley Hall Estate in England.

Then there were no acorns to gather for next year's plantings to mark the 150th anniversary of Canterbury province.

Now Turning Point 2000 administrator Maureen Downes is pondering whether to make a third attempt to replace ageing Hagley Park oak trees from their English source. "1997 saw the deer beat the groundsman to the acorns," she said ruefully. "Last year a disastrous harvest meant there were no acorns. Surely we couldn't be so unlucky a third time."

Unwilling to tempt fate, Botanic Gardens' Horticultural Operations Team Leader Warwick Scadden has collected 2000 acorns from some of the oldest oak trees in South Hagley Park. They have been sown in root trainer packs at the City Council's Linwood Nursery. By December 2000 the oaks should be about 30cm high and ready for planting in Hagley Park and other parks and schools during anniversary celebrations.

Jennie Hamilton

CELEBRATING OUR TREES

Arbor Day on June 5 marks the beginning of the planting season and a time to celebrate the unique bio-diversity of our country. Appropriately it is also World Environment Day, aimed at stimulating awareness of our environment and action to safeguard it.

Each year City Council environmental promotions officer Kerry Everingham helps co-ordinate Arbor Day activities.

"Trees are part of the character of Christchurch the Garden City," she says. "They're needed in all cities to reduce glare and reflection and cut down noise and air pollution.

They're needed worldwide to counteract global warming and the thinning of the ozone layer."

Some, such as the macrocarpa at 213 Marine Parade, New Brighton, are landmarks that have grown up alongside generations of people. That tree is almost 100 years old and is thought to have been planted by Teddy Howard, an early City Member of Parliament and father of Mabel Howard, New Zealand's first woman MP.

AWARD FOR BIG GREEN HEART

Brian Newbery, the driving force behind St Martins Supermarket, has been recognised for his big environmental heart. He received the Supreme Big Heart Award from Mayor Garry Moore at the Christchurch Environment Centre's inaugural Green Heart Awards.

Mr Newbery was recognised for his outstanding environmental ethic and commitment to the promotion of organics and labelling of non genetically-engineered food products.

The judging panel was looking for the business that was going the extra distance to promote or implement ecologically sustainable activities. While many businesses nominated for the award were involved in important activities such as recycling, waste minimisation and energy efficiency practices, it was Mr Newbery's visionary actions in the labelling of food products that earned him the major prize.

Organisers said Mr Newbery, through his actions, had demonstrated a genuine commitment to the environment at a cost to his business. "He is taking a financial risk by doing



this," said Lisa Menzies, marketing manager of the Christchurch Environment Centre. "It may not be the most economically viable way to run his business but he truly believes that the long-term benefits to his customers and the environment are far more important.

"We want to send a message to other businesses. We want to say 'if you really want to win the Green Heart, you have to be different and lead the way'. Mr Newbery has certainly set the standard for others to follow," she said.

Highly commended "Great Hearts" were also awarded to Lucas Associates, Trees for Canterbury, Trucost and Whisper Tech for their innovative environmental policy and sustainability ethics.

The Green Heart Award was established by the Christchurch Environment Centre to reward businesses which are implementing ecologically sustainable business activities. Nominations were called for during the Festival of Romance. "That is why we chose to award the "Green Heart" during the Festival of Romance because we think the earth should get some TLC too!" said Lisa Menzies.

The judging panel consisted of community representatives from Agenda 21, Bush Society, Forest and Bird, Christchurch Environment Centre, Organic Garden City Trust, Sustainable Cities Trust and Native Forest Action.

HERITAGE CONSERVATION POLICY

Christchurch City Council's heritage conservation policies have been incorporated in a new easy-to-read booklet now available to the public.

It states that the City's history and location have given Christchurch a distinctive character, much of it derived from buildings and other structures. Future economic development as a significant tourist destination is dependent, to some extent, on conservation of its heritage buildings, places and objects.

The Council has listed 570 of these in the 1995 Christchurch City Plan. In addition it owns or controls about 65, devoting considerable resources to their conservation.

Effective management of the City's heritage requires a mix of regulatory and non-regulatory approaches. The new policy document combines policies in the City Plan with all other Council policies on heritage. Policies outlined are:

- conservation principles
- heritage research
- heritage identification and listing

- conservation plans
- heritage protection
- the Building Act 1991
- adaptive reuse of heritage buildings
- conservation incentives
- heritage education and promotion.

Together, they are intended to provide a comprehensive framework for heritage conservation in Christchurch.

New uses sought by the Council for the reuse of heritage buildings will:

- have a complementary relationship

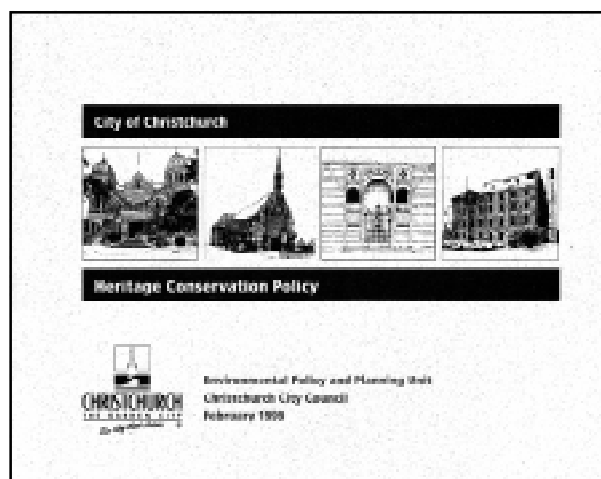
with the heritage and streetscape qualities of the buildings.

- ideally generate a number of complementary and "spin off" uses for other heritage buildings in the area
- involve the retention of the maximum amount of heritage fabric in accordance with a conservation plan.

Conservation incentives include setting aside a yearly allocation of money for grants to owners of listed heritage buildings, waiving fees for non notified resource consent applications for conservation work, and providing specialist conservation advice and research to owners of listed heritage buildings, places and objects.

Rates relief may be permitted in some circumstances. Reductions of reserve contributions for development projects can also be considered, where cultural features of a site, including heritage buildings, are preserved.

Jennie Hamilton



LESSONS FROM THE PETERBOROUGH CENTRE

"Those who can, do: those who can't, teach ... and those who can't teach, teach teachers." Whatever the origins of this well-worn saying, it cannot be said to be true in Christchurch. At the Peterborough Centre, Christchurch's former Teachers' Training College, the standard of practical know-how and instruction has never been seriously questioned. And while the teachers moved out long ago, there is still much to learn from the building which remains.

Christchurch's former Teachers' Training College was set up as a department of the Christchurch Normal School, established in 1876. Pressure for construction of a separate teachers' college building grew and in September 1924 the foundation stone of the present Peterborough Centre was laid. The building was erected in three stages: construction of the Peterborough street wing was completed in 1926; the Montreal Street wing a year later, and a smaller, north wing in 1930.

The entire complex was designed in the office of Canterbury Education Board architect, George Penlington. Although the Gothic design was admired by many, it was also criticised as "altogether too ornate". The Chairman of the Training College, Ernest Andrews, responded by pointing out that the Education Board had decided that the building should be constructed of brick with a stone frontage to be in keeping with other educational facilities in the area: The Normal School (now Cranmer Courts), Christ's College and Canterbury College (later the University of Canterbury and now the Arts Centre).

From 1926 to 1978 the building was occupied by a succession of students and staff. Eventually, though, the college outgrew the building and in 1978 a long-planned move to the present campus at Ilam was completed. The Peterborough Centre then stood empty for two years before being used by cultural groups.

The building passed into private ownership in the mid 1990s and it became clear that a new use would be needed. In 1997 proposals for converting it into an apartment complex were developed, requiring significant alteration to the interior. When the first wing of the building was being erected in 1924, the *Press* had anticipated that the interior "should prove not a whit less interesting than the beautiful outer walls". In fact, although the proportions of many of the spaces were generous by today's standards, much of the original interior consisted of relatively plain, plaster surfaces. The corridors, which ran the full length of the Montreal and Peterborough Street wings, timber joinery

and entrance foyer and staircase were the significant features.

The conversion proposal was therefore developed on the understanding that much of the interior could be altered but the Montreal and Peterborough Street facades and entrance foyer would be left intact. Significant alterations to the courtyard elevations were also accepted as a consequence of the change of use.

Redevelopment of the Peterborough Centre was completed recently. Superficially the complex invites comparison with the former Normal School, also converted into apartments in 1982-3. The differences in approach towards design of these two apartment complexes are, however, more notable than the similarities. There has been less alteration to the form of the Peterborough Centre and an interior courtyard has been conserved along with the building. And while the Normal School building was turned into apartments after a lengthy 'battle' to prevent demolition, no proposal to demolish the Peterborough Centre emerged. The superior structural condition of the Peterborough Centre made it a more likely candidate for conservation than the long-neglected Normal School building, but the differences in attitude can also be seen as evidence of growing support for heritage retention.

Doubtless economists, planners, conservationists, architects and others will continue to debate the feasibility of adapting Christchurch's heritage buildings to new uses. However, the success of the Peterborough Centre's conversion adds weight to arguments for conservation. In the final analysis, "those who can" have done their job admirably, and those who believe we can't should surely be learning how.

Peter Richardson
Assistant Planner (Heritage)



Peterborough Centre interior - before redevelopment

BIRDS CHECK OUT NEW POND



Birds are already flocking to a new pond built in the heart of Travis Wetlands.

Christchurch City Council has started enhancing the habitat for wetland birds, thanks to a \$200,000 grant from the New Zealand Lottery Grants Board. The grant is being used to construct ponds, waterways, fencing and boardwalks.

A bird count of the pond and its margins just two months after the machines moved out showed that birds were congregating in the pond area. Fourteen different species of native waterfowl were spotted including the NZ Shoveler (230), grey teal (210), and paradise shelduck (78).

More help is needed to plant around the new pond to give these birds food and nesting sites, and to control weeds. If you or your group are interested in joining a working party, contact the Travis Wetland Trust, tel: 337 1209.

Kay Holder
Parks Unit



Photos show before and after views of the recently constructed central pond.

NGAIO MARSH HOUSE

The City Council has been given a pat on the back for its encouragement and assistance to the Ngaio Marsh House and Heritage Trust.

It has received the Ngaio Marsh Society International's Green Room Award for making possible the Trust's preservation of Dame Ngaio Marsh's Marton Cottage at 37 Valley Road, Christchurch. The renowned mystery writer, actress, journalist and producer/director of Shakespearean productions lived there all her life.

The cottage was designed in 1904 by distinguished architect Hurst Seager for his cousin Rose and her husband Henry Edmund Marsh. Dame Ngaio was their only child. Visitors are welcome, by appointment (tel: 337 9248).



A GREEN LIST

With the onset of winter, thoughts turn to keeping warm. If you are also thinking about energy efficiency and alternative heating, guidebooks can be found at your library. Information about heating systems can also be found in a variety of sources besides books. The Central library holds a number of useful magazines, as well as New Zealand standards relating to the installation of heating equipment. Free web access at all libraries includes such sites as the CCC list of authorised fuel burning equipment (at <http://www.ccc.govt/CleanAir>) and equipment reviews via the library's own index to Consumer Magazine.

Energy conscious design: a primer for architects (720.47 ENE)

Energy efficient houses (969 ENE)

Energywise news magazine, reference (333.7 ENE)

ISHACE Journal magazine, reference (697 IRH)

Journal of the Institute of Refrigeration Heating and Air Conditioning Engineers of NZ

It's so natural house book by Alan Hayes (644 HAY)

Mother earth news magazine, borrowing, older copies reference (680 MOT)

Natural heating : heating and health edited by Reinhard Kanuka-Fuchs (720.47 BUI)

The passive solar house by James Kachadorian (690.83 KAC)

Switch: home base power, water and sewerage systems for the twenty-first century by Jackie French (644 FRE)

Solar made easy by Simon Cope (621.47 SOL)

Thermal efficiency in NZ buildings : a historical overview by Nigel Isaacs (693.83 ISA)

Windpower workshop: building your own wind turbine by Hugh Piggott (621.31236 PIG)



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