

MINUTES FOR THE MEETING OF THE WOODEND-SEFTON COMMUNITY BOARD HELD AT THE WOODEND COMMUNITY CENTRE, SCHOOL ROAD, WOODEND ON MONDAY 12 AUGUST 2024 AT 5.30PM.

PRESENT

S Powell (Chairperson), M Paterson (Deputy Chairperson), B Cairns, R Mather, P Redmond and A Thompson.

IN ATTENDANCE

K LaValley (General Manager Planning, Regulation and Environment), G Stephens (Design and Planning Team Leader), K Rabe (Governance Advisor) and C Fowler-Jenkins (Governance Support Officer).

There were seven members of the public present.

1 APOLOGIES

Moved: S Powell Seconded: P Redmond

THAT an apology for absence be received and sustained from I Fong.

CARRIED

2 CONFLICTS OF INTEREST

There were no conflicts recorded.

3 CONFIRMATION MINUTES

3.1 Minutes of the Woodend-Sefton Community Board Meeting – 8 July 2024

Moved: B Cairns Seconded: A Thompson

THAT the Woodend-Sefton Community Board:

- (a) **Confirms** the Minutes of the Woodend-Sefton Community Board Meeting held on 8 July 2024.

CARRIED

3.2 Matters Arising

There were no matters arising.

4 DEPUTATIONS AND PRESENTATIONS FROM THE COMMUNITY

4.1 David Fordyce – Proposed Solar Farm

D Fordyce advised that he was a resident of Beattie's Road, Ashley, which borders the proposed solar farm installation at 87 Upper Sefton Road. In 2023, Upper Sefton Road residents were made aware of a resource consent application by Solar Bay Limited to develop along Upper Sefton Road. Many residents had concerns that the consent would be non-notifiable. These concerns led to some of the neighbouring landowners organising a public meeting, which had over 30 attendees. He noted that the company seeking the resource consent was a wholly owned subsidiary of Energy Bay Proprietary Limited based

in Sydney. As part of the consent process, the firm visited the immediate neighbours in an effort to gain signatures on approval documents.

D Fordyce explained that the solar power industry was unregulated worldwide and seemed to have no parameters or rules regarding operations or appropriate sizing. He could not find any regulations other than the Resource Management Act of 1991 relating to solar power. He noted that as LUC2 land, 87 Upper Sefton Road was designated for pastoral farming and, as such, was protected by the National Policy Statement Regulations of October 2022.

D Fordyce reported that MainPower was establishing a solar farm on low-grade land at Eyrewell Forest, away from residential properties, which allowed for a clear buffer zone. However, the proposed solar farm at 87 Upper Sefton Road would have neighbours' residential dwellings within 50 and 100 metres of the proposed installation. Data gathered showed that solar farms should not be developed within 800 metres and, in some cases, up to two kilometres of residential properties. If the proposed development proceeded, the Ashley Village and Ashley School would be within two kilometres from the solar farm. Also, 87 Upper Sefton Road was within 900 metres of the local well which supplied much of Ashley's water.

D Fordyce noted that large solar installations caused heat bubbles as the panels were, at best, only 20% efficient, with 80% of the energy being reflected back into the atmosphere. Heat bubbles could cause a temperature rise of between three and five degrees in the surrounding area. The heat from larger solar farms had shown to cause localised weather alterations. As the Council had embraced the climate change agenda, it must consider the associated effects of its consenting processes. Furthermore, one of his greatest concerns was the effect of this proposal and the unknown effects of solar power generation on mental health.

D Fordyce advised that research on the potential mitigating factors around property valuations ranged from 4.5% to 30%. In terms of managing potential risk, there were no international guidelines for the safe use of solar panels or any mitigating factors. He believed it was incumbent on any council that was going to have a solar farm in its area to be mindful of that. He further noted that residents were informed that the power generated from the proposed solar farm was not for local consumption, as it would be on sold to businesses south of Christchurch.

P Redmond asked if any neighbours had withdrawn their written consent. D Fordyce noted that only one neighbour had signed, and he was seriously considering withdrawing his consent.

S Powell thanked D Fordyce for presenting to the Board and expressing his concerns.

4.2 **Allin Drive Reserve – Aidan Johnston**

A Johnston spoke to the Board noting that he was a Bachelor of Art student majoring in psychology and Māori indigenous studies at the University of Canterbury. He was seeking permission from the Board to establish a food forest at Waikuku Beach. He noted the most recent New Zealand Health survey found that less than half of adults met the physical activity guidelines recommended by the World Health Organisation. Over half of adults did not eat the recommended amount of fruit or vegetables they needed per day. For younger children only 5% ate the recommended number of vegetables. For New Zealand households one in five children lived in households where food often ran out, which increased to one in three for Māori and Pacifica families. A food forest was by no means a magic cure, however it was a start. Food Forests could help build stronger, healthier and more resilient communities. This was achieved through nurturing relationships between people and spaces, promoting resilience, wellness, education and sustainability. Most importantly they were hubs of social development and change.

R Mather asked if A Johnson had spoken with the reserve neighbours and if so, were they supportive of his initiative. A Johnston replied that they were 99% supportive. He had spoken with all the key stakeholders and had received a preliminary ok for the initiative.

A Thompson suggested the Taranaki Reserve as a location.

B Cairns asked if A Johnston was a representative of a group. A Johnston replied that he had contacts through his time working at Rangiora Landscapes. He also worked for the Council as a park ranger who could assist with planting days. The backing of Food Secure North Canterbury and with B Cairns' assistance, he had the ability to draw on community organisations to ask for financial and human backing.

B Cairns asked if he had received any donations of trees. A Johnston noted that had three trees to start with.

S Powell asked if he had any thoughts about the Reserve and its wider use. A Johnston believed the pocket food forest included on the proposed plan would be a good start. The general consensus with the neighbours he had spoken to was recognising that Waikuku was the 'north shore' of Christchurch. It was finding the balance where they were not attracting all of Christchurch and making sure it was for the most appropriate use of land.

P Redmond asked if he was proposing any structure for the group to operate and set up the food forest. A Johnston noted that they were looking to potentially come under Food Secure North Canterbury.

S Powell asked what contact they had with the Council's Greenspace Team. B Cairns noted that he had spoken with Council staff. S Powell introduced A Johnston to Grant Stephens, the acting Greenspace Manger.

A Thompson asked if the park was used frequently. A Johnston noted that it was not overly used.

The Board requested that staff investigate this proposal and bring back a report for consideration.

S Powell thanked A Johnson for his energy and enthusiasm and for bringing this idea to the Board.

5 ADJOURNED BUSINESS

Nil.

6 REPORTS

6.1 Woodend Beach Domain Playground Relocation – G Stephens (Greenspace Design and Planning Team Leader)

G Stephens took the report as read. He noted since the previous report had come to the Board the budget had been increased. Council staff suggested that the playground project be included with the renewal of the carpark and toilet to gain efficiencies. All three projects would be able to be completed in the 2025/26 financial year. The next step was to approve a location for the playground. Council staff did not believe that the current site was tenable, the amount of work needed to make it accessible was impracticable. Option two was located across from the Te Kohaka Trust building. Council staff believed that was a perfectly suitable site and would meet the needs of the community. However, the challenge was that it was a bit disconnected from the beach and the current toilet location. The third option was to put the playground in the dunes. Council staff thought creating a dune coastal play space using a lot of elements for natural play would be different and offer a different experience to other play areas in the district. However, further investigation would be required to ensure that this option was viable.

P Redmond asked if there was any relationship between the playground and the location of the toilet. G Stephens classed the location as complementary. The two groups that would use the toilets were the beach users and the playground users.

P Redmond noted there had been a suggestion of locating the toilets next to the Trust building because of the sewerage connection. G Stephens noted that was part of the due diligence that Council staff would need to investigate further. He understood that the Trust building was on a septic tank.

P Redmond asked where Council staff thought the best location was. G Stephens replied, based on the main use of the areas being the picnic area, the playground and the beach, his recommendation would be for the toilet to be as close to those areas as possible. If the playground shifted opposite the Trust building, staff would consider shifting the toilets was an option.

P Redmond asked if it was possible to retain the existing fort. G Stephens replied that Councils playground inspector had inspected the fort and retaining it was not an option as it had received a lot of damage due to being regularly submerged.

R Mather noted that she had visited the option three site and found that it was cold and shady. She asked if that would be an issue during winter. G Stephens did not believe it would be an issue, however staff would need to do a tree survey looking at the health and safety requirements when looking at the feasibility of the site.

R Mather noted that the location seemed like a passing through area and asked if the play area would include seating and a picnic table for child minders. G Stephens noted as part of this renewal staff would be looking at all those needs to be included in the area.

R Mather asked about accessibility. G Stephens replied that the plan would go to the Waimakariri Access Group for assessment. There would be elements that would not be accessible for everyone. The focus was on inclusivity so that there would be challenge and fun for everyone. Part of the needs would be pedestrian network especially up to the toilet.

R Mather hoped that in the future there would be an accessible viewing platform considered for the beach. G Stephens noted if the Board was interested in including a viewing platform, it should indicate that now so it could be included in the master plan for the area, acknowledging that this would be a project for the future.

R Mather requested that Board members have the opportunity of a site meeting with staff at whatever stage of the design process staff think is most appropriate.

A Thompson noted that it was great to see the proposed timelines in the report, and urged staff to adhere as close as possible to them.

S Powell asked how the toilets and playground worked with the car park renewal which was scheduled for the current financial year. G Stephens replied that the Council had approved the budget for the toilet being brought forward, so it was in the same financial year as the playground.

Moved: R Mather Seconded: S Powell

THAT the Woodend-Sefton Community Board:

- (a) **Receives** Report No. TRIM number. 240429067092
- (b) **Notes** that there is budget within the approved Greenspace Capital Works Programme for the renewal of the carpark in year 2024/25 with a budget of \$200,000 and the renewal of the play space in year 2025/26 with a budget of \$400,000
- (c) **Notes** that a report supported by the Community and Recreation Committee is before the August Council meeting to bring the toilet budget of \$375,000 forward to be within the 2025/26 financial year.
- (d) **Notes** the complexities of the current site and the flood prone nature which makes it untenable as a future location for a play space/toilet renewal.

- (e) **Approves** Staff carrying out investigations into Option 3 -Coastal Dune Play Space and if practicable, proceed with this option into the design stage noting that a design would be brought back to the Board for consideration and approval for consultation with the community.
- (f) **Approves** that if staff identify that Option 3 – Coastal Dune Play Space is not practicable, staff proceed with design for a play space at Option 2 with the design being brought back to the Board for consideration and approval for consultation with the community.
- (g) **Notes** that as part of the design process, the location and design of the toilet replacement and also the wider car park refurbishment would also be included so that the board can consider how the site works as a whole.
- (h) **Requests** that provision for a viewing platform be investigated by staff for future reference to be included in the masterplan, whilst recognising there is no budget for a viewing platform.

CARRIED

R Mather commented that it was a good report and she believed that option three was a good opportunity to do something different. She hoped staff could make it happen.

S Powell echoed R Mathers comments. She commented that it was an exciting opportunity to try something a bit different. She noted from the Waimakariri Access Group point of view staff had been proactive in talking to them in the early stages of projects.

P Redmond commented that the Board did not want this project to become unaffordable otherwise the toilets and the playground could be deferred further. The viewing platform was just something to be included for future consideration and would not hold up the current timing of the playground or toilets.

6.2 Waikuku Beach Pond – B Dollery (Ecologist – Biodiversity)

G Stephens took the report as read, noting it was for information. The \$5,000 had been allocated from the ZIPA fund for use at the Waikuku Beach Pond. The budget came with a stipulation that it would be spent on ecological enhancement work for additional planting and some environmental interpretive signage.

S Powell noted that the initial feeling was to focus on the southern side of the pond. She asked if that was where the money would be targeted. G Stephens noted that it would. Now that the restoration plan was there any funds that came in would go towards achieving that plan.

Moved: M Paterson

Seconded: P Redmond

THAT the Woodend-Sefton Community Board:

- (a) **Receives** Report No. RES-35-02 / 240726123485.
- (b) **Notes** that there is \$5,000 budget available to the Woodend Sefton Community Board to use for further planting and environmental interpretation signage from ZIPA.
- (c) **Notes** that the design of the panels will be undertaken by the Greenspace team with designs approved by the Board prior to installation.

CARRIED

6.3 **Application to the Woodend-Sefton Community Board's 2024/25 Discretionary Grant Fund – K Rabe (Governance Advisor)**

K Rabe spoke to the report noting the Oxford Community Trust was inviting all practitioners involved in social/community work to a day out. A similar event was held in 2021 post-covid which had gone very well. The Trust had decided to hold the event again and applications had been sent to all the community boards. The funds would be used for catering purposes.

P Redmond provided background information noting that Creative Communities was funded by a grant from Government given to Council's Creative Communities Committee to distribute to artistic groups in the district.

R Mather asked if the application fit the criteria as this seemed to be gifting. K Rabe did not see an issue as it was not a donation or paying for a speaker. It was allowing the practitioners to network and liaise.

P Redmond asked if the Council funded the Trust. K Rabe noted that they had received a grant of \$27,490 for the 2024/25 financial year.

S Powell noted that the Oxford-Ohoka Community Board had granted the Trust \$500 instead of the \$750 requested and questioned if the Community Networking Forum was in place for networking.

R Mather noted that the benefit for the Board's area was minimal.

A Thompson stated that he did not mind the Board granting money towards catering if he thought it was going to do some general good for the district. He noted that the party receiving the funds for food and beverage was someone that had gone bankrupt and was well reported as not paying staff's KiwiSaver and the local rubbish collector. He found it uncomfortable to grant funding towards someone like that.

Moved: R Mather

Seconded: M Paterson

THAT the Woodend-Sefton Community Board:

- (a) **Receives** report No. 240726123407.
- (b) **Declines** the application from the Oxford Community Trust.

CARRIED

R Mather commented that she saw only minimal benefit to the Board's area at best. She believed that this was a great initiative and that the people that would be involved were hard working however most of them would be paid for what they did.

M Paterson noted that the event would not benefit the Board's area and the money could be better spent in other areas.

S Powell commented that when the Board approved the grant in 2021 it was post-covid and was good for morale for the sector who had worked so hard to assist the district to bounce back and therefore had supported the application.

P Redmond did not think it was an appropriate use of ratepayer money. The organisation already received a Council grant and funding from Creative Communities. He did not see much benefit to the Boards area.

B Cairns commented that through his involvement with the Oxford Community Trust he was aware of the superb work done by the Trust. However, he did not believe the application would support the Boards local community.

6.4 **Woodend-Sefton Community Board's 2024/25 Discretionary Grant Fund and 2024/25 General Landscaping Budget – K Rabe (Governance Advisor)**

K Rabe spoke to the report noting it was the yearly report the Board received informing them of their discretionary grant fund and general landscaping budget. The criteria had been amended to accommodate the points that were raised during the review.

P Redmond asked what population data was used to calculate the allocation. K Rabe acknowledged that the population figures had not been taken into account and that the increase was due to an increase to 0.51 cents per person.

R Mather asked if the word 'simple' could be removed from the application form in relation to "completing a simple Accountability Report", as it suggested that the details in the Accountability Report weren't important.

Moved: R Mather

Seconded: P Redmond

THAT the Woodend-Sefton Community Board:

- (a) **Receives** Report No. 240515077947.
- (b) **Notes** that the Board's General Landscaping Budget allocated by the Council for 2024/25 is \$14,326. There were no carry forwards from the 2023/24 financial year.
- (c) **Notes** that the Board's Discretionary Grant Funding allocated by the Council for 2024/25 is \$6,830.
- (d) **Approves** the Board's Draft Discretionary Grant Fund Application Criteria and Application Form, subject to the changes identified.
- (e) **Approves** the Board's Draft Discretionary Grant Accountability Form.
- (f) **Approves** that Discretionary Grant Fund applications be considered at each meeting during the 2024/25 financial year (July 2024 to June 2025).

CARRIED

7 **CORRESPONDENCE**

Nil.

8 **CHAIRPERSON'S REPORT**

8.1 **Chairpersons Report for July 2024**

Moved: S Powell

Seconded: R Mather

THAT the Woodend-Sefton Community Board:

- (a) **Receives** the report from the Woodend-Sefton Community Board Chairperson (Trim. 240805129192).

CARRIED

9 **MATTERS FOR INFORMATION**

- 9.1. Oxford-Ohoka Community Board Meeting Minutes 3 July 2024.
- 9.2. Rangiora-Ashley Community Board Meeting Minutes 10 July 2024.
- 9.3. Kaiapoi-Tuahiwi Community Board Meeting Minutes 15 July 2024.
- 9.4. Submission Environment Canterbury Long Term Plan – Report to Council meeting 4 June 2024 – Circulates to all Boards.
- 9.5. Submission Fast Track Approvals Bill – Report to Council Meeting 2 July 2024 – Circulates all Boards.

- 9.6. Submission Local Government Water Services Preliminary Arrangements Bill – Report to Council Meeting 2 July 2024 – Circulates to all Boards.
- 9.7. Programme for District Wide Parking Management Plans – Report to Council Meeting 2 July 2024 – Circulates to all Boards.
- 9.8. Elected Member Remuneration 2024/25 – Report to Council Meeting 2 July 2024 – Circulates to all Boards.
- 9.9. Representation Review Proposal – Report to Council Meeting 2 July 2024 – Circulates to all Boards.
- 9.10. Health, Safety and Wellbeing Report June 2024 – Report to Council Meeting 2 July 2024 – Circulates to all Boards.
- 9.11. July 2023 Flood Recovery Progress Update – Report to Utilities and Roading Committee 16 July 2024 – Circulates to all Boards.
- 9.12. Adoption of Final 3 Waters, Solid Waste and Transport Activity Management Plans 2024 – Report to Utilities and Roading Committee 16 July 2024 – Circulates to all Boards.
- 9.13. Approval of Capital Work Renewals Programmes and Sports Ground Growth Programme for Greenspace – Report to Community and Recreation Committee 23 July 2024 – Circulates to all Boards.
- 9.14. Aquatics July Report – Report to Community and Recreation Committee 23 July 2024 – Circulates to all Boards.

Moved: B Cairns

Seconded: P Redmond

THAT the Woodend-Sefton Community Board:

- (a) **Receives** the information in Items 9.1 to 9.14.

CARRIED

10 MEMBERS' INFORMATION EXCHANGE

B Cairns

- Attended Abbeyfield's Annual General Meeting – Council would soon make a decision regarding land for them to build homes on.
- Pegasus Residents Group Annual General Meeting – update on lake etc.
- Kaiapoi Promotions meeting and Annual General Meeting – it was to hold its Christmas event at Kaiapoi rugby, included would be an evening music event and they were proposing to not have a street parade, however a parade within the rugby club grounds would take place.
- Ronels Cuppa, talked with resident regarding issues with rubbish collection, which Council staff were able to resolve very quickly.
- Kaiapoi Art expo and Fire and Ice – events brought people into the township and district.
- Inquiry by design reviewing Rangiora township – this was a really good exercise.
- Waimakariri Access Meeting and Annual General Meeting – would have Ecan staff visit to discuss bus routes. Shona was again elected as Chair; she was doing a great job advocating for the group. Accessibility Games at Mainpower Stadium would be held again later in the year.
- Attended Enterprise North Canterbury networking meeting – lots of presenters with lots of good ideas.
- Attended Dudley pool for a demo of the new mobility chair, reviewed the changing areas and other access issues at the same time.
- Attended monthly meeting at Kaiapoi Museum – developing a heritage and arts walking trail.
- North Canterbury Neighbourhood Support meeting – Getsready website which was the database name – was being updated to make it more user friendly.

- Civil Defence Saturday 17 August were holding Community Hub get togethers in Cust, Loburn, Pegasus and Kaiapoi.
- Youth Futures expo on Tuesday 13 August at Mainpower Stadium.
- Attended Oxford meeting regarding Woodstock Quarry.
- Had been appointed to Enterprise North Canterbury's funding committee.
- Cycleway signage had been purchased by Enterprise North Canterbury, waiting for the go ahead to install.
- Big Brothers Big Sisters Big Variety show on 18 September, calling for acts.
- National Poetry Day 23 August at Rangiora library 5.30pm to 7.30pm.
- Attended Biodiversity "six legged ghosts" was a delightful talk.

R Mather

- Woodend School Mural.
- Acknowledged Pegasus resident, Bidy Gardner who recently passed away. She and her husband James were the first residents in Pegasus.

P Redmond

- Attended Ronels Cuppa.
- Pegasus Residents Association Annual General Meeting. Lake of interest.
- There was an article in the North Canterbury News about Water Done Better – it almost read as it was a done deal however that was not the case.
- New Zealand Transport Agency Workshop 13 August on Woodend Bypass.

11 CONSULTATION PROJECTS

11.1 A Lease for the Historical Scow Success

<https://letstalk.waimakariri.govt.nz/a-lease-for-the-historical-scow-success>

Consultation closes Friday 30 August 2024.

The Board noted the consultation project.

12 BOARD FUNDING UPDATE

12.1 Board Discretionary Grant

Balance as at 31 July 2024: \$5,425.

12.2 General Landscaping Budget

Balance as at 31 July 2024: \$14,326.

The Board noted the funding update.

13 MEDIA ITEMS

Nil.

14 QUESTIONS UNDER STANDING ORDERS

Nil.

15 URGENT GENERAL BUSINESS UNDER STANDING ORDERS

Nil.

NEXT MEETING

The next meeting of the Woodend-Sefton Community Board is scheduled for 5.30pm, Monday 9 September 2024 at the Woodend Community Centre, School Road, Woodend.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7:37PM.

CONFIRMED



Chairperson

09 September 2024
Date

Workshop (7:28pm to 7:37pm)

- *Members Forum*
 - *Members query spreadsheet*