

Feedback from Brooklands community meeting (20 February 2020) and other feedback received from residents.

ISSUES AND AREAS OF CONCERN

THEME: Flooding and drainage	
<p>Issues /concerns raised by the community</p> <ul style="list-style-type: none"> • Residents are concerned that earthquake damage to the land (e.g. subsidence and lateral spread of the Styx riverbank) has resulted in increased flooding. • The river narrowed following the earthquakes (estimated by one resident at 1 metre along the length of the river). • River flow has increased due to lack of compliance with consent conditions further upstream (i.e. the global stormwater consent). • There is concern about the volume of water that will come through following the Cranford Street development. • Water in the area doesn't drain away fast enough. • A pre-earthquake budget for mitigating flooding of the Styx (around \$30 million) has not been used to do this work. • Metal grates on lower Harbour Road have been removed and drainage holes are now blocked with rocks. • There is flooding in Earlham Street, which residents report has been exacerbated by filling in the area on neighbouring properties. • Ponding creates adverse health conditions in and around people's homes (e.g. mould, mildew, rats, mosquitos). • By the time water reaches people's properties, the roads are also flooded, making it too late/unsafe for people to leave. • The channel brings the sea right into the middle of Brooklands. • Flooding of the lagoon is damaging to plants, birds and other wildlife (because of saltwater). 	<p>Specific suggestions from the community</p> <ul style="list-style-type: none"> • Remediate river and lagoon bank damage. • Dredge earthquake sediment from the Styx River so it flows better. • Widen the river/increase capacity every time another pipe goes in. • Stop water flowing into the Styx River / enforce consent conditions. • Put flood gates in subdivisions that discharge into the Styx River so they only discharge after high rainfall events and on low tides. • Address the worst part of the lower Styx River before winter when flooding will be of more concern. • Maintain and upgrade Seafield Reserve/Beacon Street – repair earthquake damage, erosion around gabion baskets, headwall, subsidence of land; reinstate bunding around basin to required risk model. • Install holding ponds on the east side of the Harbour Road bridge to drain into the Waimakariri river (and reduce drainage problems along the front of properties on Kainga Rd when the Styx River level is too high). • Cordon off the boat ramp at night. • Address filling around Earlham Street. • Address landfill and drain blocking on properties where this is occurring. • Raise some of the land. • Create a built-up stop bank along the river and/or lagoon (which can also be used for recreational purposes – similar to the Avon River). • Stop-bank the lagoon with high-tech flood gates so water can also be let out. • Build stormwater drainage in Brooklands. • Allocate sucker trucks to relieve ponding after events.

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THEME: Infrastructure, services and amenity

Issues / concerns raised by the community

- The footpaths and roads are in a state of disrepair and not maintained. This makes it hard for people to walk around safely (without tripping) and is damaging to people's cars.
- Some roads were damaged during previous water infrastructure works and not filled in properly.
- Residents are paying rates yet receiving little in the way of service and infrastructure.
- Property values have declined because of the lack of maintenance in the area.
- There is a lack of clarity about whether residents can trim trees and planting encroaching on their properties from Crown-owned land.
- Grass berms are being left for residents to mow.

Specific suggestions from the community

- Repair the footpaths and roads. Specific examples include:
 - Chalford Street – fix pot holes
 - Earlham Street – make it a proper sealed road with drainage and street lighting
 - Harbour Road – tidy up the end where water is coming in and put in bollards or similar to restrict cars in the area.
- Put up “Welcome to Brooklands” signage.
- Put up street signs.
- Remediate (and maintain) Seafeld wetland.
- Repair and maintain toilets by the lagoon and in the Domain.

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THEME: Security, crime and anti-social behaviour	
<p>Issues /concerns raised by the community</p> <ul style="list-style-type: none"> • Lack of housing and people in area has attracted criminal and anti-social behaviour. For example: <ul style="list-style-type: none"> - Residents have seen people dealing drugs in the area. - One resident was threatened with a weapon by thieves. - The fire station has been broken into. • Lack of street lighting across Brooklands undermines people’s feelings of safety. Some street lights are not working. • There is a problem with rubbish and burnt cars being left in the area. • Boy racers are frequent visitors to the area and turn up at all times of the day. Their driving is dangerous and creates noise and safety issues for children and others moving around the area. • There has been poor Police response to calls regarding antisocial and illegal behaviour. • Security guards seem more interested in keeping people off Crown-owned land than keeping people safe. 	<p>Specific suggestions from the community</p> <ul style="list-style-type: none"> • Install street lights down inhabited and main streets. • Fix street lights that are not working. • Install security cameras at each of the two access roads to Brooklands. • Put a camera in the forest to monitor boy racers, ‘undesirables’ and tipping. • Install judder bars or similar to deter boy racers. • Narrow the main road and block off some roads. • Make some roads private access only. • Review the speed limits. • Increase the security presence in the area. • Improve the Police response to calls. • Get more people using the land to drive out boy racers etc and make people feel safer (<i>see aspirations for the future</i>).
THEME: District Plan rules and zoning implications	
<p>Issues /concerns raised by the community</p> <ul style="list-style-type: none"> • There is little information available on what people can and cannot do on their properties. 	<p>Specific suggestions from the community</p> <ul style="list-style-type: none"> • Change the zoning of Brooklands in the District Plan. • Zone all of Brooklands in the same way. • Stop referring to the ‘red zone’. • Define the boundaries of Brooklands.

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<ul style="list-style-type: none"> • There is confusion about when the ‘residential red-zone’ changed to ‘former residential red zone’ and what that means now. • ‘Red zoned’ property owners are concerned they cannot do anything with their properties but others can raise their land around them. • There is stigma associated with being in a ‘red zone’. • Uncertainty about the future of the area means people feel unable to make firm plans for their properties. • People want to know how they can achieve code compliance (one resident referring to NZ3604 standard) so they can get insurance and maintain value in their properties. 	<ul style="list-style-type: none"> • Increase rating valuations. • If issues relating to flooding, infrastructure and maintenance cannot be addressed, offer to purchase ‘green zone’ properties in the Earlham Street area on the same basis as the Crown offer to property owners in the former residential red zone.
<p>THEME: Getting action underway</p>	
<p>Issues /concerns raised by the community</p> <ul style="list-style-type: none"> • There is concern about whether the Council will get work done. For example, three years ago surveying was completed for work on a drainage ditch along Kainga Road but the work was never done (a job number was given but no action). • Who takes over when Regenerate Christchurch goes? • What’s the timeframe for things to be done? • Is there a regeneration budget? • Is there the possibility of any legal challenge with the transfer of land to the Council (e.g. by iwi) [Cr Daniels indicated not] 	

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ASPIRATIONS FOR THE FUTURE

THEME: People feel safe	
<p>Aspirations for the community</p> <ul style="list-style-type: none"> • People feel safe living in Brooklands. • There is a safe environment for residents so they feel comfortable walking around. • Brooklands is safe for young children to get around. • More people using the land drives out crime and anti-social behaviour (e.g. boy racers). 	<p>Specific suggestions from the community</p> <ul style="list-style-type: none"> • Create safer footpaths, walkways and road verges for children to walk and cycle. • Ensure there are working street lights in inhabited areas. • Get people using the land. • Increase security in the area. <p><i>(See also suggestions relating to security in themes for Issues and Areas of Concern)</i></p>
Improved amenity for residents	
<p>Aspirations for the community</p> <ul style="list-style-type: none"> • A small settlement in a 'winding' pathway, park-like reserve setting. • Residents get better value from living in the area (through provision of services and infrastructure as for other parts of Christchurch). • The community has a place to gather (for meetings, groups and civil defence purposes). • Property values are increased. 	<p>Specific suggestions from the community</p> <ul style="list-style-type: none"> • Provide a community hall (or similar). <ul style="list-style-type: none"> - Rebuild the Brooklands Community Hall at Brooklands Domain. - Enable the fire station to be used as a community gathering place. • Provide industrial land for a bar/meeting place. • Provide better footpaths and access for cyclists, including connections through to Kainga. • Put a walkway through Harbour Rd. • Repair the roads. • Other than existing roads, make all other access by walking, cycling, scootering or electric travel. • Get rid of the "Beirut look".

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	<ul style="list-style-type: none"> • Remove/reduce the stigma of being in a ‘red zone’. • Maintain vacant land to the same standard as at present. • Address flooding issues. <p><i>(See also suggestions relating to flooding and infrastructure, services and amenity in themes for Issues and Areas of Concern).</i></p>
Development of recreational opportunities	
<p>Aspirations for the community</p> <ul style="list-style-type: none"> • Brooklands is a recreation destination for people from all over Christchurch and further afield. • There are walking and cycling tracks and other recreational facilities throughout the green space of Brooklands. • Tracks are connected to other existing recreation areas such as Spencer Park, McLeans Island and reserves on the northern side of the Waimakariri River. • There is increased activity in the area during the day and at night. • Brooklands is a hub for fishing, whitebaiting, boating, jetskiing, waterskiing, kayaking, mountainbiking, walking/running (with or without the dog) and horse-riding. • People use the Styx River for kayaking and other activity. 	<p>Specific suggestions from the community</p> <ul style="list-style-type: none"> • Develop walking and cycling tracks: <ul style="list-style-type: none"> - Connect to the tracks at Spencer Park - Make paths wide enough for scooters etc - Join up to Styx Living Laboratory and the Source to Sea project - Create boardwalks in the area - Longer-term, continue access through to the recreational reserves on the north side of the Waimakariri River (via clip on walkway/cycleway over Main Road bridges). • Create BMX tracks. • Develop sports training parks. • Create a dog park and/or dog agility park. • Install picnic and BBQ facilities. • Provide for other activities such as archery, fishing, boating, canoeing, bowling. • Develop the boat ramp area so families can picnic, boat and enjoy the lagoon. • Create an eco-camp site in the area (with composting toilets etc). • Develop a rowing lake in the lower part of the lagoon. • Plant an orchard forest where all are welcome to the fruit. • Repair the Domain to a useable state for residents / visitors.

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	<ul style="list-style-type: none"> • Install local history panels (e.g. pointing out location of local pā, trading route etc). • Once walkways are in place, provide opportunity for food vendors in the weekends. • Allow community groups to use vacant land. • Create an ‘unplug and play’ zone with: <ul style="list-style-type: none"> - A small business hub with affordable rents for recreation-related businesses (e.g. sporting equipment hire, guided tours, bike repairs, adventure tourism) - A learning zone for school children - Buildings that are removeable and reflect requirements for living in a flood management area - Incorporate a café and new community centre/ museum/ information centre, including displays of history for visitors to the area - Draw design ideas from the Groynes, Lake Hood, and the West Coast Wilderness Trail.
<p>Restoration of the natural environment</p>	
<p>Aspirations for the community</p> <ul style="list-style-type: none"> • Brooklands is restored to the paradise it was. • Brooklands is a peaceful place where people can come to enjoy the natural environment. • The waterways and lagoon are rejuvenated as a place of sanctuary for wildlife and the people of Christchurch. • School groups are attracted to the area to learn about the environment. • People come to the lagoon for passive recreation and the birdlife. 	<p>Specific suggestions from the community</p> <ul style="list-style-type: none"> • Create an ecological reserve. • Design the reserve as a winding open pathway. • Plant more native plants. • Rejuvenate/develop the wetlands. • Expand the Seafield Bird Sanctuary. • Undertake rodent control. • Protect the ecological value of the Styx River <ul style="list-style-type: none"> - Keep waste out of the river.

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Housing	
Aspirations for the community For some: <ul style="list-style-type: none">• There is no new housing allowed in the area. For others: <ul style="list-style-type: none">• There is an opportunity for some new housing (the rationale being that more homes create a better community feel and help with security).	Specific suggestions from the community <ul style="list-style-type: none">• Consider enabling 1 acre blocks.• Consider enabling tiny houses where those on the land could move at short notice or a lease type arrangement.