

Draft Notes of the Friends of Banks Peninsula Wastewater Strategy group meeting with 11 Sawmill Road neighbours, Robinsons Bay, 5 February 2017 Pavitt Cottage

Meeting opened 9:40am

Present: Chris Moore, Chris Pottinger, Fiona Turner, Pippa Foley, Tracey Foley, Peter Foley, Giles Foley, Brian Reid, Kath Reid, Brian Tichborne, Nancy Tichborne, Averil Parthonnaud, Sue Lovett - neighbours. Sue Church, Brent Martin, Suky Thompson-FOBP WW strategy group

Apologies: Lee Robinson, Eric Ryder?

Purpose: The meeting was called after the FOBP WW sub-committee received the draft Terms of Reference for the Community Board Working Party. This had identified the possibility of the irrigation and ponds being solely on the Thacker property at 11 Sawmill road. The subcommittee determined to gather the views of neighbouring property owners before replying to the Terms and appointing representatives to the Working Party. Suky Thompson gave a presentation to the meeting showing two desktop mockups of how irrigation and ponds could be fitted onto 11 Sawmill Road. This was based on the understanding gained from Andrew Dakers that the proposal was for native trees, not cut-and-carry pasture. The mockups were based on the land the Council had already identified as potentially suitable, or that matched the slope criteria, the pond storage requirement for tree irrigation with a 1m deep ponds and the 25ha area required for tree irrigation. Participants were asked to give their views and the concept was discussed first to establish whether people considered there could be any benefits to the concept, and then whether they considered it could fit within the principles listed in the Community Strategy.

The following emerged:

1. Pavitt Cottage is highly significant to the Robinsons Bay community

- a. The historic Pavitt cottage, and the land behind it on 11 Sawmill Road, including vista up to the abandoned cottage and the oak wood is highly significant to the community and a key part of its social fabric. It has special amenity and historic value. The group wished to keep the vista up the valley.
- b. Any ponds or planting along the flats behind the cottage would be unacceptable. The open pastoral landscape should be retained here
- c. The cottage is listed in the District Plan
- d. The Pavitt Cottage Trust has 245 descendants involved, and about 40-50 are Maori

2. Weather bombs and flooding concerns

- a. The upper parts of Robinsons valley have experienced massive rain "weather bombs" over the years. On one occurrence there was 7 inches in 1 hour. Under such conditions banks can collapse, or slips occur, trees and debris are washed down and there is flooding in the valley below.
- b. The construction of ponds and the risk of failure during heavy rain is a very serious concern.
- c. There are springs emerging on both of the upper flats which could undermine ponds placed there
- d. The whole property is within the Ecan erosion zone and works would need an additional consent for earthworks

3. Other impacts on amenity

- a. Increased traffic on the valley road
- b. Location of pumps and pipes

- c. Noise
- d. Odour

4. Potential Benefits of forest

- a. Pine or exotic forest would not be a benefit
- b. Growing native forest on the upper slopes of the land identified (above the oak wood) could be of benefit to the area, but only if it was:
 - i. Blended into the surroundings in a mosaic fashion, not with hard edges. Planting gullies as well as the flatter areas would make the planting appear more natural, and stabilise steeper slopes
 - ii. Well set back from property boundaries
 - iii. Ponds covered to obviate odour issues, and not visible
 - iv. Species that absorbed the water
- c. It would take time for trees to become established and screen ponds. How would things be staged? Would the current system be retained until trees were established

5. Stigma

- a. A stigma would be attached to Robinsons Bay and this would affect property values

6. Management

- a. Culverts where Robinsons Bay streams and drains enter the sea are still blocked; despite complaints in December no action had been taken.
- b. Putting all the land disposal into one site creates a single point of failure – for instance if a weather bomb hits.

7. Water quality

- a. If the water was treated to a drinkable standard then the concerns that people had around its use would be ameliorated whether in Robinsons Bay, Akaroa or anywhere.
- b. Bypass flows were unacceptable.
- c. Orange County in California has a toilet-to-tap system (as well as a massive groundwater recharge system) that is cheaper than piping the water from elsewhere or desalinating sea water
- d. Council have not produced evidence that treating water to a potable standard is too expensive, particularly when compared with the capital and ongoing costs of pumping it for land disposal to Robinsons Bay
- e. Re-use or watering in Akaroa would be enabled if the water was treated to potable standard. It could also be a model for other Councils to follow (e.g. for small settlements on the Canterbury plains)
- f. Community expressed a strong desire for water to be treated to potable standards.

8. Working Party representatives

- a. Sue Church suggested that representatives from Robinsons Bay should be Suky and Brent on the basis of their work to date, knowledge on the topic and ability to canvass and presented the community's views.
- b. This was agreed by those present
- c. Representatives suggested for the Akaroa positions were Rod Naish, Ken Paulin and Stuart Ford. It was agreed to approach the first two, as no-one knew Stuart Ford well enough.
- d. The FOBP WW subcommittee will meet tomorrow (Mon 6 Feb) morning to respond to Council

9. Assessment against principles A- I in community strategy

- a. Water treatment quality. Again this was assessed as the key issue and top priority, with a strengthened demand for treatment to a potable quality

- b. Externalising of risk or destroying amenity or health. Pavitt cottage and the area behind it emerged as an important amenity for the community. Any ponds would need to be sited well away from the cottage itself and from other houses.
- c. Sustainable and robust. Concern over the robustness of ponds on 11 Sawmill road. Pond collapse in heavy rain or earthquakes shifting springs.
- d. Cultural values. Council needs to recognise there is a stigma attached to being an area for wastewater disposal and this will impact property values
- e. Akaroa must be actively involved in the solution. The Sawmill road proposal is “out of sight, out of mind” for Akaroa and does not meet this principle
- f. Managed process and infrastructure. There is a lack of trust in the ability of the Council to manage this properly and full details of infrastructure would need to be known before community could assess proposal
- g. Beneficial use of the water. Native trees could be seen as a beneficial use, after they were well established and provided they met the planting criteria of being well away from Pavitt cottage and neighbouring boundaries, and not in a block. Re-use in Akaroa was seen as more beneficial.
- h. Obviate need for compulsory purchase. Impacts on neighbours, including short term, needed to be assessed and compensation paid.
- i. Options need to be sufficiently detailed for public to make an informed choice. Detail is yet to come on the 11 Sawmill road proposal

NOTE: This meeting was held before detailed plans for 11 Sawmill Road had been released and discussion based on what could potentially happen on the block.