Full submissions names only - Jeffreys replacement water tank alternative option See bottom of document for attachments				
ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
16936	No	Meaghan	Westcott	I was appeased that for this proposal (Option 2) there were multiple tank locations considered. It was gratifying to understand that as the proposed site is within a residential area, the due diligence process and location ratings applied were weighted towards social aspects. The proposal of a 'one off' combination structure design for Jeffrey's due to the residential area is positive. However, from the project teams reporting there seem to be some quite disturbing environmental issues raised. These environmental concerns apply across the majority of locations within Jeffrey's Park, not just option 2. (eg the dewatering and possible drying out of stream bed) We have always been lucky enough to have trout in our stream - presumably the dewatering process could have serious adverse fallout with the trout spawning run up stream and back again? Lastly, I feel that the height of the proposed tank should be lowered further - for both for the residents at #53 and anybody walking past the structure to use Jeffrey Park.
16072	No	Karen	Greenslade	My chief concern with any changes in the reserve is the protection of amenities in the area. While the new water tank is an amenity I wish to have aesthetically pleasing amenity on our local park/reserve. This has the potential to enhance the value of all properties in the area. Accordingly the new design and placement looks a lot more appropriate but still far too high. The things that concerned me most about the new position was the mention of having to stop the creek and planting suitable to the micro climate around the structure. The height of the tank is still far too intrusive but I do like the surrounding fencing etc shown on the new concept plan. I am concerned about the potential for a lot of issues during the building of the new tank. I would like to see the plan for access and what existing planting will have to be removed. I would like to think that the required parameters for access would be clearly outlined in tender documents.
15983	No	Jim	Hudson	I fully support Option 2. It is much preferable to confine all operations to one area, & make it more visually attractive in the process. Except that I don't think PS1076 need be so obvious – it doesn't have to be read from Jeffreys Rd. And does the screening wall need to be as high as is shown?
15914	No	Christine	Coster	Having read CCC's proposed alternative option and the Anderson's arguments I have looked at the other possible places for the replacement Jeffreys Rd pump station, offered by CCC & Anderson. I agree with the Andersons in their submission that Option 2 would cause the same problems as Option 1. As a resident living opposite Jeffreys Reserve I continue the argument for the proposed No 7 siting. The same problems of aesthetics, attracting undesirables, compromise of safety would be a great concern.
15913	No	E.B.H.	Dick	Comments on negatives in the paper from Anderson et al. To be red in association with their submission. (# 15764) 1. Agree somewhat 2. Pure supposition - no factual backup. 3. Pure supposition - no factual backup. 4. There is a scour discharge which operated during the well drilling operations with no ill effect. 5. Pure supposition - scaremongering. 6. Scurrilous supposition - where does the asbestos come from in this site and if there is chemical residue in this site (?) it will dissipate as at present.

Full submissions names only - Jeffreys replacement water tank alternative option See bottom of document for attachments				
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				7. 'Could take up to a year' - more guesswork and scaremongering. 8. Any option will cut out space. 9. All round fencing will cover this situation. Anyone thinking that locating the tank along Jeffreys Road is a suitable solution is stupid and as for a spectator mounding, well he has lived alongside this park to understand that nobody stands there when schoolboy football takes place. Anderson's positives include the western side of the tennis court but never will only 2 car parks be lost. Faeiries again I support Option 2. However I notice that in all other options, why was no consideration given to place the building on a portion of the car park - where there is the cage previously occupied by CCC cars. Is staff parking more important than Visual Impact? The arguments put forward by Anderson et al are purely self serving and self centred without a wider view of the best for the most. Anderson very recently cut down trees which would surely have screened the wall and now he complains. Buchan seems to have plenty of screening but is the next-door neighbour and doesn't seem to be in the line of vision. Other objectors in that paper seem well removed from immediate loss of view. I notice that Option 2 (Council's choice) refers to a reduction of vehicle circulation areas. It would be good if the plan included a barrier to prevent traffic on the grass which is occurring more frequently of recent times, much to the detriment of winter grass surface. Option 3 could be good - the least offensive of all. Option 4 - never, wisely discarded. Option 5 - Appalling Option 6 - abolish the playground?? Option 7 - NEVER Support 2
15912	No	A & A	Templeton	Option 2 - appears to combine better with the existing facility providing an overall compact installation

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
15879	No	Ellen	Sewell	I prefer option 2 as it is pleasing to look at and located in an unobtrusive area of the park. I do not support option 7. This would create an ugly visual barrier to the park and be highly visible from many view points
15878	No	Jane	Ferguson	I would prefer Option 7 1. Option 2 will affect the walking use from Waiwetu St adversely 2. Environmental & ecological risk to Wairaropa Stream 3. Intrusive effect to residents nearby 4. The weight of such a large tank would be at risk of lateral spread in an earthquake 5. Visually very unattractive whereas Option 7 could be screened more easily & provide an area for sport spectators
15849	No	Denis	Kelliher	Overall Option 2 looks ok - its sited on the existing ground area the existing station is in, and hence existing use seems reasonable. Ideally the height is lowered as much as possible even if the dimensions extend a little to accommodate. With sympathetic cladding/ paint schemes and landscaping impact seems ok. preferable to option one for most neighbours i would expect, especially those with 2 stoey houses whos views would be quite impacted.
15840	No	John	Barr	I am happy with options 1, 2, 3 & 8 The other options have significant downsides Option 4 would create a Health & Safety hazard around the footpath with hidden areas Option 5 would create a Health & Safety hazard around the tennis court with hidden areas Option 6 takes away the playground - crazy Option 7 would block off the park in total from the road and would also create a Health & Safety hazard with hidden areas Option 9 takes away parking. Not desirable as there are other acceptable options
15823	No	John	Palmer	I support option two as the best option - engineering wise, cost wise and least impact on the amenity of the park. The council have done a good job of exploring options and providing the basis for their conclusion.

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
15814	No	Sandra Joy	Barrell	I prefer option 2, then option 1, then option 3. I do not like option 7. It would look very large and overbearing when viewed from Jeffreys Rd. The park's grass, trees and open space would be blocked from view. Option 6 is too close to the playground. Option 5 imposes to much on the playing fields. Option 9 is too close to the Tennis Court and reduces the number of parking places available for library users and CCC staff. Parking spaces are often at a premium now and we can't afford to lose anymore. Option 8 is too close to the tennis court. Option 4 would not be visually pleasing. It would be too close to the playing fields and the main walkway and cycleway access from Jeffreys Road to Waiwetu Street. I would prefer the entire structure to be green/grey in colour to blend into the environment. I do not like the large letters and numbers on the exterior of the proposed structure. it reminds me of the numerals on the outside of a prison building. Do we need to have large numerals printed on it at all? In the April/May 2018, CCC Jeffreys replacement water tank alternative option leaflet it mentions that asphalt surfaces in the park will be reduced. I would find less asphalt surfaces in Jeffreys Park very upsetting. The asphalt surface in the park is smooth and wide enough to allow other pedestrians, children on skateboards and cyclists to pass me safely as well. I do not wish to see any reduction in the number or width of any paths in Jeffreys Park
15813	No	Tim	Duggan	I consider option 2 acceptable. However, I can sympathise with the people who live behind that site & also the people behind site 1. I think cites 4, 5, 6, 7 would be an eyesore for anybody passing or looking into the park from Jeffreys Rd. I think using those sites would just ruin the park. I think option 9 would be acceptable. We use the tennis court often. My only concern would be tennis balls getting stuck up on the new structure. Site 9 would not affect the park at all in our opinion, nor any adjoining residents
15812	No	Kelvin M	Chapman	1. Of the locations proposed for the tank, option 2 is clearly the preferred one. a. By being close to the well site It minimizes the piping and equipment associated with the tank, reducing both capital and operating cost. b. It minimises the portion of the park and its associated open space required for the tank and its associated equipment. 2. There may other locations adjacent to the wellsite that would also have these benefits. 3. At the meeting 1st May there was discussion of the size of the tank and the factors that were used to determine this. Following this discussion I requested from CCC the design parameters and conditions for the tank. CCC responded promptly with a memo dated 9/1/18 giving this information. 4. The requirements in the memo, and the decisions made to meet these resulted in CCC specifying a tank with a capacity of 500 m3.

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				5. These requirements have been further examined and it is concluded that these can be met by a smaller tank. This analysis is in the appendix to this submission and shows that: a. All of the CCC requirements can be met with a tank capacity of 386 m3. b. All of the CCC requirements are met with a tank capacity of 320 m3 at flows through the tank up to 83% of the maximum flow of 540 m3/h. Beyond this point the chlorination time falls below the 30 minutes specified in the memo, to 25 minutes at the maximum flow. 6. These changes would reduce the height of the tank as proposed by CCC by 0.92 m for the 386 m3 tank, and by 1.44 m for the 320 m3 tank. 7. The reduced height of the tank will reduce the cost of the tank, as well as reducing its visual impact. Appendix: - These comments refer to the CCC memo dated 9/1/18 entitled 'Jefferys Rd Suction Tank Sizing' 1. The CCC memo lists 4 factors on which the sizing is based, and develops the tank size necessary to meet each of these requirements. The results of each of these separate investigations are summarized in Table 3 located in section 7 of the CCC memo, with the final tank size specified as 500 m3, being slightly less than the minimum size of 540 m3 determined as necessary to separately meet the CCC requirements for two of the factors. 2. The fact that the final tank size determined by CCC is less than that determined for two of the factors indicates that the tank sizes calculated are not mandatory requirements, but would appear to be suggested sizes. 3. There are two factors which in the CCC memo, each result in a minimum tank size of 540 m3. It is presumed that the volumes quoted are that of the water in the tank. All figures in this analysis are based on that assumption. The two factors are: The firefighting requirement and, The peak flow requirement. 4. Discussing these separately, firstly the fire requirement, (point 3 in the memo). a. It is difficult to see the reasoning behind the selection of the tank size for firefighting. The memo lists separate requirements for reticulated water supply, and for non-reticulated supply. b. It is understood that a non-reticulated supply requires that there be sufficient water available in a reservoir to meet expected fire- fighting demands, calculated in this case as 540m3 c. In the case of a reticulated supply the firefighting requirement is given as a flow, in this case 75 l/s, or 270 m3/h, exactly 50% of the total (maximum?) flow given in point 2 of the CCC memo. d. This is sufficient flow in the system to meet the fire requirement for the reticulated case with no storage required, particularly, as suggested in the memo, that water would flow from other parts of the network to meet an extreme demand, and that there is a backup power supply on site to ensure pump availability in event of an electrical supply malfunction. e. Despite this, the memo goes on to say that the fire requirement will be based on the non- reticulated condition, albeit not the most stringent case. There is no support for this

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				conclusion in the memo. 5. Peak Flow and buffering requirement - Point 4 of memo a. This is stated as a Council requirement for 1 hour storage, with no justification for this figure. b. The purpose of the buffer tank in this case is to ensure that changes in supply or demand can be accommodated with minimum effect on the system. This is expressed in the CCC memo as ' so that the tank level will remain relatively stable'. In practical terms the tank level should be maintained at the highest point to maximise the resilience in the system. c. The tank parameter that best meets this condition is the surface area of the tank. It is not dependent on the overall capacity of the tank, subject to there being enough tank capacity to accommodate the changes in level - which should be minimized by the pump control system. d. This requirement is now generally met by controlling the speed the pumps to maintain the correct pressures in the system and to balance the load between the pumps in the wells and those maintaining the pressure in the system. The actual control strategy is not known but in its simplest form the pumps drawing from the tank and discharging into the supply network are adjusted to maintain the desired pressure in the network while the well pumps are controlled to keep the tank level at the same point. e. The fact that the system has operated successfully using this approach without a buffer tank since the 2011 earthquakes, albeit on only two of the 4 wells at the site, shows that such a tank is not necessary for this purpose. f. If there is to be a tank, this requirement is best met with a tank that has the highest surface area that incidentally gives the lowest tank height for the selected tank volume. 6. It is my view that neither of these conditions require a tank capacity of specifically 540 m3. The fact that the chosen size of 500 m3 is below this figure demonstrates that the stated requirements for this size of tank are not absolute. 7. The sand settlement requirement gives the smallest tank volume (180 m3) of the four factors and does not need to be considered further in determining the tank size, unless the minimum tank size for all other factors is below this figure. 8. The tank requirements for chlorination are defined in some detail in the CCC memo, leading to their selection of a tank volume of 450 m3 to meet this condition. a. The selected baffle factor in the CCC tank size calculation is 0.6, midway between the 0.5 for average baffles, and 0.7 for superior baffling. b. The baffle factor (Table 2) is one tank design parameter that can be influenced in the design. c. There seems to no reason why a new tank design could not include a baffle design that meets the superior rating, particularly if this enabled the tank to be smaller, thus reducing its cost. d. Calculating the tank size for a baffle factor of 0.7 gives a required volume of 386 m3. e. All this is rather baffling. f. It may be that there is further scope to reduce this volume. i. The current flow from the two wells in use is below the maximum figure, based on 4 wells, used in the design. CCC have advised that the consented capacity of the two present

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wells is 65 and 55 l/s, a total of 120 l/s, or 432 m3/h. This is 80% of the design flow from the new tank system of 540 m3/h

ii. There is no indication of a shortage of supply in the area serviced from the two wells in use.

iii. There does not appear to any likelihood of a significant increase in future demand in the area supplied from this well site.

iv. The maximum flow from 4 wells would therefore only be required to cover an outage in some other part of the network.

9. A tank volume of say 320 m3 would meet chlorination requirements for flows up to 83% of the 540 m3/h maximum design flow. At the maximum design flow the chlorination contact time would fall from 30 minutes to 25 minutes.

10. Summarising these evaluations results in the table below.

Requirement	CCC tank size	Revised tank Capacity	Comments
	m^3	m^3	
Firefighting	540	0	This is a reticulated supply, with back-up power, so the non-reticulated condition does not apply
Peak flow	540	Some volume necessary but not critical	It is the surface area of the water in the tank that determines the response to changing flow conditions, not the volume in the tank
Sand settlement	180	180	No change
Chlorination	450	386	Superior baffle design allows reduced volume
Chlorination	450	320	Meets requirement up to 83% of maximum design flow.

1. Recalculated tank sizes

Tank size - inside measurements							
Volume	Floor area	Water level	Below ground	Above ground	Freeboard	underside of top of tank above ground	Comments
m^3	m^2	m	m	m	m	m	
500	125	4	0.5	3.5	0.5	4	CCC design
386	125	3.08	0.5	2.58	0.5	3.08	Re-evaluation
320	125	2.56	0.5	2.06	0.5	2.56	Re-evaluation

Note: The floor area is calculated from the 4 m water height given in the CCC documentation and the 500 m^3 volume determined in the report.

12. It is concluded that:

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
				a. All the CCC requirements can be met with a tank volume of 386 m3, reducing the height of the tank by 0.92 m from the CCC design. b. A further reduction in tank volume to 320 m3, could be acceptable, using the same latitude exercised by CCC in their calculations. This would reduce the chlorination time below the CCC requirement for total well flows in excess of 83% of the design figure, acceptable as it would be expected that this would only occur in extraordinary situations. All other design requirements are met. This would reduce the height of the tank by 1.44m from the CCC design.
15809	No	Andrew	Logan	I object to Option 2 on the basis that locating the Water Tank on the Option 2 site creates an unnecessary obstruction to the open space aesthetic created between Jeffreys Rood and Waiwetu Street. While landscaping may attempt to "minimise" the presence of the tank, the visual interruption will still be evident. The water tank when viewed from the Waiwetu Street end is even more objectionable. These objections could simply be addressed by locating the tank on the western edge of the park- namely adjacent to the tennis court on the site marked Option 9.The Council appear to want to use Option because it is no doubt the "easiest" option for them but lacks the vision for the need to protect the aesthetic of open spaces for the future.
15804	No	Cam	Anderson	I would like to submit my comments as a life time user of this park. I still have friends and family who live on its boundary that will be directly and adversely affected by the mistaken position of this tank in option 2 .I also own property on Clyde and Ilam rds. and visit and utilize the reserve often. As a young man I remember when the current tank was put in and the devastation to the stream bed that was caused. The council ignored repeated pollution alerts then, and as result the stream has never recovered its stone and gravelly bottom and associated fauna and flora,after sediment was repeatedly dumped into it during the well drilling and construction. So having option 2 so close to the stream will only compound the problems that this small creek has had to deal with and I have no confidence that the environmental damage can be managed by contractors with little interest in the reserve or surrounding neighbors Its size is also completely out of character for the site of option 2. a 5mt high massive block, no matter how much its tarted up right on the entrance of the reserve will be an eye sore and in my opinion also a potential grab and hide point for muggers and rough sleepers which could endanger women and kids walking though in an evening. Option 1 or 8 provide a much better area with easy access for build and continued maintenance , with lower environmental disruptions. There are large surrounding trees, so neighbors do not need to be directly impacted by the unsightly 5mt high colossus. Option 8 could even have the tank wall used as a tennis hitting wall and basketball half court incorporated into the design. So please move this tank away from the option 2 site which is beset with problems and keep it out of the way in option 1 or 8. Its the community that will have to live with the decision so please listen, act responsibly and respect our views.
15797	No	Brian & Sally	Carpenter	Option 2 NEGATIVES: Imposes unfairly on Reserve residents : Severe environmental and ecological risk to Wairarapa Stream : Has a high risk of lateral spread in an earthquake event Option 9 ALTERNATIVES : No residents of the reserve would be effected: Are likely to have the least seismic lateral spread risk : CCC area would loose only 2 car parks.
15795	No	Mary	Askey	We use Jefferys Reserve every day to walk the dog. It is a great facility. I fully support option 2. This is a much better option than all the others. I particularly like it because there will be less pipe work so better for the budget, less digging up of the park and it hides the the existing ugly headworks.

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
15788	No	Thomas	Tothill	I am totally opposed to your proposal to put a very large water tank in the Jeffries reserve beside your pumping station. The reason for my opposition is that, like your present tank and pump house, it is a ghastly commercial looking erection which spoils the beautiful view from Jeffries Road of the park. Also should you use option 2 you are seriously and depriving and affecting a beautiful view your ratepayer residents who live adjacent and behind your proposed tank location should enjoy. The commercial aspect of the library with the car parking is the obvious place where one should cite this tank depicted on the location map as option number nine. This would not to spoil any view you have from Jeffries Road, or impinge upon the enjoyment of the park. So please urgently place this before the committee when discussing the respective options for the location of the water tank.
15784	No	Tony	Koller	We favour option 9 to locate the tank in the area which is already developed and thus enable the present site to be returned to green space. Option 9 would allow vehicle access to the site for both construction and future plant maintenance etc. While this position would encroach on the car parking we suggest that if necessary this could be compensated by extending the car park into area 6. With appropriate planting the park atmosphere would be enhanced and the built component of the Council activities would be confined to one area on the west of the Reserve.
15767	No	Eric and Elaine	MacFall	Our preference is to have the water tank sited in the car park behind the tennis courts (residents Option 9). Our next choice would be Option 5, followed by Option 2. We are against Option 7 as it would impact severely on the openness of Jeffreys Reserve, making the Reserve less attractive to users, passersby and Jeffreys Road and Chepstow Avenue residents.
15764	Yes	Brenda & David	Anderson	Attachments to this submission: A Landscape advice – Andrew Craig landscape architect B Graphic attachment to landscape advice C Site options attachment to landscape advice COMMENTS ON THE CHRISTCHURCH CITY COUNCIL DRAFT CONCEPT FOR THE LOCATION AND DESIGN OF THE JEFFREYS RESERVE REPLACEMENT WATER TANK ON BEHALF OF BRENDA AND DAVID ANDERSON DATED 11 MAY 2018 1. The Anderson family is opposed to option 2 The comments contained in this document relate to the draft concept for the location and design of the Jeffreys Reserve replacement water tank published by the Christchurch City Council ('the Council' in respect of which feedback is sought. The Anderson family is strongly opposed to the Council's preferred option 2. 2. Summary for reasons for opposition to proposed option 2 A summary of the reasons for opposition is as follows:-

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
				(i) Ground 1 the Council has indicated a preference for option 2 without having sought comments from the residents most affected, being the Anderson family, prior to the preferred option choice being made. The actions of the Council have been unfair and have unduly prejudiced the Anderson family in relation to the mounting of opposition to proposed option 2; (ii) Ground 2 the implementation of proposed option 2 would remove from the Jeffreys Reserve a large area of what is now open space. This is clearly contrary to the objectives and policies of the reserve which is zoned Open Space Community Parks Zone and the option should be rejected for this reason alone; (iii) Ground 3 the implementation of option 2 would deprive the Anderson family of an outlook onto the Park which is at present enjoyed and would result in a severe diminution of the visual amenities which are at present enjoyed on the Anderson property; (iv) Ground 4 the implementation of proposed option 2 would result in a substantial diminution in the value of the Anderson property which is unacceptable, given that the choice of the location of proposed option 2 has been to a significant extent based upon the desire of the Council to save costs. These costs will be saved at the expense of the Anderson family, which will not be able to be compensated for its loss; (v) Ground 5 the pursuit of proposed option 2 would be in the face of strong opposition from a number of residents, including the Anderson family. There is no reasonable basis to visit the severe detriments which will be associated with the implementation of proposed option 2 upon neighbouring residents when there are a number of sites in the Park which are available, suitable and which will not create unacceptable effects on residents; (vi) Ground 6 The site, being close to a waterway, will be susceptible to lateral spreading which will involve unjustified additional construction costs associated with foundation engineering (vii) Ground 7 The weighting system which has been used to make the assessment which resulted in option 2 being the preferred option is flawed, in that it has given insufficient weight to the various matters raised in the five grounds set out above. (viii) Ground 8 There are other sites available which will avoid the serious effects on neighbours which are of concern to the Anderson family. 3. The grounds elaborated Each of the above grounds are now examined in turn.

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
				Ground 1 / unfairness of consultative process The Anderson family contends that the Council's actions in making option 2 its preferred option were unfair and in breach of the obligations of the Council under s78 of the Local Government Act 2002, which provides for the Council to give consideration to the views of and preferences of persons likely to be affected by or have an interest in the matter. Whilst the Council is providing all residents with an opportunity to comment upon the various options which are the subject of the draft concept document, this is against the background that the choice of preferred option 2 involved a substantial evaluative process from which the Anderson family was excluded. This has severely prejudiced the Anderson family because:- (i) by the time the draft concept was made available to the Anderson family for comment, the level of commitment to option 2 was far advanced, imposing a significant impediment to any change in direction; (ii) The Anderson family is faced with having to persuade the Council to change direction, rather than to make a choice based on a clean pallet. The implications of the far reaching evaluative steps which have been taken to date, coupled with the expression of a preferred option, can be expected to detract from the ability of the experts to respond to comments with the necessary degree of independence. It is now very difficult for them to give the necessary degree of independent consideration to any submissions received beyond this point. The Anderson family reserves its position in relation to any steps which it might take in relation to this matter. Ground 2 / contravention of objectives and policies of Plan Attached to this submission as Attachment One is a copy of a report dated 18 March 2018, obtained from Andrew Craig, a qualified landscape architect. In this report Mr Craig expresses the view that the implementation of proposed option 2 would involve the contravention of a number of objectives and policies in the Christchurch District Plan governing land zoned Open Space Community Park Zone. An inspection of the posts which have been placed on site and which delineate the proposed building will indicate: - (i) the building is of very significant bulk and will result in a very serious and unacceptable imposition on the amenities enjoyed by the public in the park and the amenities enjoyed by the Anderson family; (ii) that a very substantial area of usable reserve is to be lost if the building is established including a substantial and usable open space area; (iii) Importantly, the erection of the structure will have a serious effect upon the quality of the views of the park which are enjoyed by persons entering the park via the Waiwetu Street bridge. An inspection of the site is invited. A further matter is that it is clear from the fact that the Council created Jeffreys Park as a reserve by resolution dated 28 July 1994, that the Council is not in a position to treat Jeffreys Reserve as if it were unconstrained by any restrictions in how that land is able to be dealt with. It is clear that Jeffreys Reserve is a reserve and subject to the provisions of the Reserves Act 1977. The reserve needs to be treated as an open space reserve because of the zoning of the reserve in the Christchurch District Plan (where the land is zoned Open Space Community Park Zone). Accordingly, the Council needs to deal with the land comprising the reserve with a consciousness that an open space area is involved. As noted above, the implementation of option 2 will remove a very substantial area of open reserve from Jeffreys Reserve which is directly contrary to its characterisation as an open space area. Far greater emphasis needs to be placed upon the open space characterisation of the land in question before any decision is made to deprive the reserve of a substantial area of open

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				space. Ground 3 / diminution of visual amenities enjoyed by Anderson property Reference is made to the report of Mr Craig and the photographs which are attached to his report, including the photo simulations. As is noted in the report, it has been the intention of the Anderson family to restrict the growth of vegetation on the reserve side of the Wairarapa Stream so that the views over the fence can continue to be enjoyed from the Anderson property. It is not enough to say that the Council is entitled to establish vegetation which would prevent the long views now held. The planting of such vegetation, in the absence of proper justification, would represent the exercise of a power which the local authority has for an improper purpose and it would be invalid. A further matter which is of particular concern is that the retreat from option 1 was a reaction to concerns which were expressed by residents adjacent to the southwest of the reserve complaining of visual effects resulting from the structure as viewed from their properties. Critically, the choice of preferred option 2 occurred without the Anderson family being consulted about the impact on its visual amenities. Ground 4 / diminution in value of Anderson property A valuation report has been obtained from FordBaker Valuation Limited (dated 7 April 2018), which indicates the impact of the proposed building on the land value of the Anderson property to be $50,000.00, reflecting the loss of visual amenity above a 1.8 m height fence. Whilst the advice is termed 'interim' it indicates a very serious consequence of the pursuit of option 2. The choice of option 2 as the preferred option has as a central justification the saving of costs which otherwise would have been incurred with other options. It is clear that this is at the expense of the Anderson family. Ground 5 / opposition from residents The Anderson family maintains that insufficient weight has been accorded to the views of neighbouring residents who are opposed to the implementation of option 2. Why locate the replacement tank adjacent to neighbours when this is not necessary or is unable to be properly justified? The reference to the 'overwhelming majority of people opposing option 1' (as referred to in the peer review document), which centred around visual concerns, simply reinforces the view of the Anderson family that the views of one lot of neighbours has been preferred at their expense. Ground 6 /susceptibility to lateral spreading The site is close to a waterway and will be susceptible to lateral spreading, necessitating unjustified expense relating to the need for robust foundation engineering. There are other more suitable sites which will avoid this unjustified expense. Ground 7 / weighting system flawed The analysis which purports to rank the options is flawed for the following reasons:- (i) the weighting accorded to visual effects on neighbours significantly underestimated the importance of this factor and has resulted in an unbalanced assessment; (ii) the assessment places an unjustified weight on cost factors when the costs of each option are broadly comparable and this has been at the expense of the more important factor of effect on neighbours. Even if it could be said that there is a discrepancy between the costs of option 2 and the other viable options, the level of increase in expenditure associated with other viable options is justified when weighed against the negative factors which have been outlined in this objection document.

Full submissions names only - Jeffreys replacement water tank alternative option See bottom of document for attachments				
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				(iii) the weighting accorded to the visual effects of option 2 is unreliable because it did not take proper account of the views of the neighbour most affected, namely the Anderson family. In addition, the assessment places insufficient or no emphasis on the unjustified loss of open space in the reserve and loss of views within the reserve. Ground 8 / availability of more suitable sites There are other sites in the reserve which are clearly more suitable, and which will avoid the serious effects on neighbours which have been of concern to the Anderson family. Sites 7, 8 and 9 are clearly preferable when proper account is taken of the concerns of neighbours who will be visited with severe and unacceptable visual and other effects if option 2 is pursued in its current form. Conclusion We conclude by reminding the Council that they have sought to 'Replace the Jeffreys Reserve suction water tank. The existing tank is 200 cubic meters (m3) not 500 cubic meters (m3).
15727	No	Richard	Wilson	The replacement water tank should be located on the site of the existing tennis court, with the tennis court being re-sited to site 1 or 7. If the tennis court site is deemed unacceptable (can't think why), then the water tank should go at site 6, with the playground re-sited to site 7.
15726	No	Tom	Leighs	My wife, Penny, and I feel strongly that option 2 is not the best option and support option 7. The threat to the stream is significant - our waterways are in constant danger and must be protected. The Council seems to be pushing the option that is easiest for them, rather than the public and the residents. The environment must be enhanced not damaged. Ratepayers do not support bad decisions being made in order to save them money.

Full submissions names only - Jeffreys replacement water tank alternative option See bottom of document for attachments				
ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
15724	No	Jamie and Irma	Buchan	We oppose the water tank replacement where it is a present. As affected residents of the proposed location of the water tank now being considered at Option 2 - our concerns are the following: * The visual impact it will have to us as residents at 51 Waiwetu Street, height being the major issue of 5m. This needs to be reduced. We also find the architectural design unappealing. * Crime - loitering and undesirables - anti-social behaviour occurring behind the tank and our fence. * We don't agree that the orientation of the tank (Option 2) will blend into the environment. We have concerns about the stream being affected. Would work still continue during spawning season? * Will there be restrictions made to the walk-way bridge from Waiwetu Street into the park. This has a high traffic volume of walkers and bikers daily and also students and parents needing to get to the local school. * We would like it noted that in the CCC Jeffreys Suction Tank Options Assessment Report - April 2018, (which can be obtained on the CCC website), page 3, 3rd paragraph down that we, as a Waiwetu Street Resident DID NOT accept Option 2. * We still believe that there are better options, like option 7 for example, being close to the library and other CCC utilities.
15711	No	Ian	Wells	I am writing in support of Option 2. I am in Jeffreys park over 3 times a week, either cycling thru, walking our dog, or playing croquet. I really appreciate the effort ccc staff went to to address our neighbourhood concerns with option 1. The reason I strongly support option 2 compared to the other options is that it reduces the impact on commonly community used facilities like the tennis courts and playing fields, it is tucked away at the back and I love how you have paid attention to making it aesthetically pleasing and matching the park venue, I am glad to support energy conservation aspects of this option as well. I notice some of the neighbours have posted their opposition to option 2 on the fence there. I strongly disagree with their points. They do have beautiful houses near the park and don't want changes made, but I feel ccc should prioritize what is right for the users of the park and meet the needs of our city water supply. In my experience in this neighborhood their fears are misplaced and let's all work together to enjoy our common areas together. Good work all of you. I look forward to option 2!
15685	No	Elizabeth Nicola	Dodd-Terrell	So as not to impact of any residential properties why would you not only consider options 7 and 9. Option 9 would be most preferred as it does not affect any view of the park from any residential properties and retains the reserve in it totality.
15672	No	P B	Elderton	I think Option 2 is the best option for the replacement water tank. Thank you for all the information and all your hard work in regards to supplying us with water, it is greatly appreciated.
15671	No	Paul	Morrison	1. As local residents & regular users of the park our concern & interest is ensuring any structure has minimal impact on the park from a useability & aesthetics perspective. 2. Option 2 appears to be the option that has minimal impact & consolidates the existing structure. 3. We therefore support option2 & believe it will meet the needs & address the initial concerns of people who use the park regularly.

Full submissions names only - Jeffreys replacement water tank alternative option See bottom of document for attachments				
ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
15670	No	Wendy	Hollyer	This evening I attended the Community consultation meeting at the Fendalton Library. I recognise the importance of consultation and appreciate how necessary it is to replace the damaged suction tank at Jeffreys Park. I would support option 2 as recommended in view of the recommendation of engineers and landscape designers it seems the most logical place to use the existing site and enable the four wells to be connected - it has to be done to enable us to have pure drinking water. I appreciate the concerns of neighbours to the park in Waiwetu Street and hope some compromise can be reached on height of the plant which is understandably of great concern to them.
15655	No	Sandy	Morton	We support Option 9 - we use the park frequently and don't want any impact on the asthetics of the park.
15649	No	Kenneth	Brown	Option 2 as the proposed site for the 'Jeffreys Replacement Water Tank' as shown on the option plan, would have a major impact on neighbouring residents. (1) For those with the pump station on their north side there would be visual impact due to it's height. (2) Any installed plant and equipment generates background noise and would be intrusive to residents in the proposed location. (3) Future maintenance work at the facility (option 2) would impact on resident neighbours. (4) The major objections to option 1 apply equally to option 2. With the wells located in the vicinity of the option 2 site, additional works would be required to utilise a storage tank remote from those wells, but the additional cost should be accepted in fairness to the residential neighbours. Choosing a site as far from the neighbouring residents as possible would relieve them of most of the negative factors associated with such installations. In fairness to residential neighbours, sites 1, 2, 3, and 4 should not be considered given the size of the park and public area.
15638	No	Andy	Muirhead	Strongly oppose options 2 &1.
15637	No	Victoria	Muirhead	Strongly oppose option 2 and 1..... this should be placed away from any residential properties.
15627	No	Lisa	Phelan	We are opposed to option 2. We believe the position of the tank should be away from residences and the stream altogether. It should be located in the utility area of the park by the library or in the council staff car parks on the western side of the tennis courts. I am a frequent user of the park and the library, and do not believe that such a tank should be anywhere near the stream or residents boundary. Both options 1 and 2 are unacceptable.

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
15626	No	Ray & Jenny	Fright	We refer you to the location plan prepared by the objectors to option 2. In our opinion sites 1, 2, 3, 4 and 7 are not suitable for such a large water tank which would be obtrusively visible from adjoining residential properties, especially site 7 which would affect a large number of residents along the northern side of Jeffereys Road. We are of the opinion that by far the best site is 6. The water tank would easily fit on the playground site and would be effectively screened by the Service Centre and the trees along the northern side of the playground and the car park facing Jeffereys Road. This positioning would not cause the following; loss of car parks, shading of tennis court, and encroachment near to the football ground. The playground could easily be re-positioned to the east of the car park fronting Jeffereys Road which would mean that it would be more effectively "policed" by passers by and residents living on the northern side of Jeffereys Road than is the case with the existing playground.
15600	No	Gabrielle	Herrick	Please do not put the replacement water tank in Jeffreys Road at Option 2 (the entrance to the park from Waiwetu Street). We use the park frequently and enter from that area. I have 2 children - a 10 and 12 year old - who use the Waiwetu St access bridge to go through the park to the Library, the tennis court, to bike to school and to play. Occasionally there are undesirables there but I have no doubt the new construction will give more opportunity for undesirables to 'hang-out' and go un-noticed. Currently there is good visibility from the bridge though to the park - this would change. If the large replacement tank were to be put there, I would no longer be able to let my children go though alone. I don't understand why it could not be built in option 8 or 9 which does not affect anyone and leaves the park intact to be enjoyed by everyone.
15587	No	David and Gale	Hicks	Please excuse the typographical error in the comments we have just made. We oppose Option 2 but favour Option 9, not Option 7.
15573	No	Martin	Langridge	Option 1 or 2 remain the best choices. This site was previously a Council works depot site and not a park. We are fortunate to have it. Suggesting siting the tanks well away from their houses and instead beside Jeffreys Road and in the line of sight of others seems to come from self interest. The neighbors complaining clearly feel they have an entitlement to a vista because they have built themselves expensive homes. However they knew the tank was in place when they built. Their propaganda dropped in letterboxes is highly emotive and idiotic. Option 2 will attract undesirables? Give me a break. Keeping the same number 2 site is best but Option 1 would also be suitable.
15561	No	Sandra	Miller	The options do not directly impact on our property. But the current proposal - option 2 would be a real eyesore, particularly on entering the park from Waiwetu St. We support the tank being a lot lower, it is too high. My preference of sites would be option 9.
15546	No	Alison	Brooks	We are very happy with Option 2. The reasons are that with the proposed landscaping, it will blend in with the surroundings and it is a cost effective option. It will hardly be noticed from the road. We received a notice suggesting option 7 or 9 and feel that these are absolutely not suitable alternatives. Please give Option 2 your consideration. Thank you
15543	No	Cecilia	Widjaja	i would prefer option 7 because it is less disruptive for the residence of waiwetu street. As you know it is a no exit street and therefore it will hard for the residence of the street to come in and out of the street with lots of big trucks coming in abd out for the construction if option 2 is chosen. plus with the school it would make traffic so much worse and also dangerous since there are so many kids around. The other thing is that option 7 would have easier and safer access for building as jeffreys road have more access from waiwetu and a much wider road space. it is also likely that the ground would be harder compared to option 2 since it is further away from the stream compares to option 2. it would likely to cost less for foundation of ccc chose option 7. Thanks
15539	No	Ruth	Barker	I think it should be built on option 2, where the existing water tank is.
15534	No	Simon	Hollander	The option 2 plan is perfect except the height. With little engineering this tank could easily be placed 2.5m in the ground and 2.5m out. This outcome would be fine. Please engage Civil engineers to cost this option. My background is civil engineering. At the current 5m height I will not support it but 2.5m in I will.

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
15532	No	Jane	Marett	I think option 2 is the best way forward, as keeping the water tank in the same place as the other water pumps. Jeffrey's Park is a small park and to start using the other options you invade the space of a very used park by all the locals who live in the area. I cannot see a problem with the Anderson residence, that a few trees planted along their fence would solve their views. Already there are trees growing along their boundary that have grown tallller than the proposed sighting of the new water tank . Water is a necessity and residents living around this area of the park must understand that the council have to implement these changes when necessary.
15529	No	Marette	Wells	I think option 2 is excellent and is a huge improvement on option 1. I did see on the fence that some wai wetu neighbors have posted on the fence all about thier concerns. I think their concerns about water quality, open space, 'built out" promises, and views, and feeling put upon are all silly. I hope their big money will not impact on Option 2 going forward. Good work on listening with option 1 changes.
15525	No	Paul and Judy Armour	Armour	I object to the Council preferred option 2 for the construction of a new water tank in the Jeffreys Reserve : - 1. Council plans to discharge sediment etc. (pollutants) into the Wairarapa Stream from the tank site completely contravenes acceptable environmental responsibility ? Council's legal responsibility. Having a stream boundary on the Wairarapa Stream, I have already observed dead trout' ? polluting source. Any discharge should be into the storm water system. 2. Severe environmental/ecological risk to the stream during construction and subsequently- noise from pumping. 3. Unacceptible impact on neighbouring properties. 4. Multiple site alternatives with none of the above detrimental features My preferred options would be either 5 or 7 because : - 1. No impact on the environmental, ecology, or residents. 2. No need to alter existing pathways or access ways. 3. Stronger structural tank foundations, not possible in option 2 despite Councils assurance that this concern can be mitigated by engineering, which would obviously incurr markedly increased construction costs. 4. A markedly reduced footprint in a reserve where no building is acceptible. This rule has been responsibly adherred to in Hagly park where expansion of Christchurch Hospital into the park has been strenuously resisted appropriately. 5. Facilitate discharge to storm water system.
15512	No	Allison	Fox	I would oppose option 2, and support option 9. The council cleaned up this area at no small expense to develop a much used and appreciated asset. I have sympathy for the homes adjacent to the reserve, one newly built after earthquake damage. I have enjoyed the reserve regularly since it was developed and played on the tennis court weekly...I cannot see any negative affect in building the water tank in that location. Our streams are compromised enough following earthquakes. It would be preferable not to put them under further strain.

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
15511	No	Declan	Tobin	I don't object to option 2 and see this as the most logical choice. I have seen there have been objections from residents over the stream and can very much sympathise with their objection. I was however wondering if a suitable solution could be that the upper part of the security fencing could be made with a translucent material. This will reduce the impact on the residents view into the park and also reduce the impact on the natural light entering their property if any. If I understand correctly the current fixtures are staying where they are and the tank is an addition. I don't see the logic in that case in the tank being located anywhere else in the park as you would surely still need to link the water tanks up to the existing fixtures and this will no doubt come at more cost to the tax payer. Site 3 looks to be a reasonable alternative as it's potentially another close option and if the current shrubs could me maintained then this should minimise the impact on residents bordering this area. Option 4, 5, 6, 7 and 8 I see as only helping attract undesirables as these locations allow you to enjoy the park while also being hidden from the main road which is not ideal. Anti-social problems are not bad now but I really don't want to encourage or provide further opportunity to aggravate antisocial behaviour.
15506	No	John	Clemens	I have attached one file with comments specifying features I support and those I oppose. I also query the possibility of locating the new tank immediately to the west of the plant to be retained, i.e. generally on the site of the old tank. Feedback on Jeffreys Reserve replacement water tank alternative options Comments on other tank location options: I do not support Options 3 through to 9 inclusive. Reasons include: • loss of park area, e.g. for any of 3-8 inclusive, • obstruction of views into the park for the general public, e.g. from Jeffreys Road under Option 7, • interference with popular uses within park, e.g. tennis (Option 5, 8), playground (Options 3 and 6) • visual dominance of the central area of the park, e.g. Options 4, 5, 7 • presumed reduced practical efficiency / greater cost / less tank security for a tank located separate from other pumping plant. Therefore Options 1 or 2 are preferable. However, was consideration given to locating the new tank immediately to the West of the pumping plant on the site of the old tank? This would still maintain a consolidated pumping/storage plant and be within the perimeter of the existing site. Please consider this. Comments on the proposed Option 2 The text and diagrams indicate that the height of the new tank is 4 m above ground level. However, the diagram for the proposed cladding (Concept PDF page 10 p 09) shows a sloping top line reaching way above the 4 m / 4000 tank height. The Submissions page shows a diagram indicating that the cladding rises to 5000 mm maximum height, a whole metre above the tank height. I SUPPORT • Tank location Option 2 (if it is not practicable to site the new tank on the location of the old tank (see comment above). • Removal of four existing trees shown on landscape plan, and their replacement with five new trees North of the pumping station as specified or with similar deciduous, exotic trees. • Additional 4-5 m high planting South of the pumping station. • Retention of the existing large plane tree East of pumping station – note protect the root plate during construction). • A modified vertical cladding (one that does not have a sloping top line and does not reach higher than 4 m (see below).

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
				I OPPOSE • A cladding that has a sloping top line viewed from any direction and reaches unnecessarily to 5 m in height – Instead make the cladding top line elevations level and not greater than 4 m high. The cladding ties together the old and new of a necessary piece of infrastructure. It does not need to be camouflaged. To me sloping means sunken, munted; and 5 m is, well, 1 m too high and more costly. • The proposed Japanese maple, pergola and decorative paving, low planting – Instead take the pumping station for what it is: keep it clean, simple like the rest of the park, and as easy and cheap to install and maintain as possible. Don't decorate it. NOTE The stream bank immediately to the South of the existing pumping station has already been planted with diverse plant species. Several of these are evergreen and can be expected to be tall (>5-10 m), including rimu and other native plants. In time these existing plants will likely screen or completely obscure views from Waiwetu Street properties towards the pumping station and Jeffreys Reserve.
15504	No	Marty	Fitzsimons	Option 2 is visually unattractive. It is a green reserve that should remain so. Option 9 is far better suited
15475	No	John	Eliott	I wish to strongly oppose the siting of the Jeffreys Rd Replace. water tank at the present, directly in front of the houses, over the Waiwetu stream in the No 1 and 2 positions. I suggest that the position should be in no. 9 in the car park or further away from the houses in no 7 and there could be surrounded by trees and not really visible at all. Placing a large water tank directly in front of the homes on Waiwetu St. makes no sense at all. .
15470	No	Neville	Tudehope	We do not support Option 2 for the following reasons 1) This location would have the greatest visual pollution/ impact on the park. 2) Has no consideration for the quality of life and visual impact on the adjacent residents. 3) Previous council land use has left hazardous pollutants which when released during excavation and construction would cause damage to the stream and surrounding area. We support option 9 as submitted by David and Brenda Anderson. This option would not impact on adjacent residents. The location would provide easy access for construction without damage to the park or interruption of activities. There would be minimal impact to the current visual attraction this reserve has and the recreational activities carried out.
15469	No	Tommy	Loeffen-Gallagher	Option 2 has my full support and compromises well on my concerns from option 1
15468	No	Amanda	Currie	The water tank will be an eyesore in the location at Option 2. The revised option 2 is worse than option 1 since it will encroach on the entrance of anyone entering the park or exiting via Waiwetu or Thornycroft Street. And will be a lot larger and taller than the existing infrastructure. Additionally it would be preferable to locate the tank away from areas of the reserve which are adjacent to residential properties. An ideal location would be at or close to the library (locations 5 or 6 or the alternative location suggested by residents (on the opposite side of the tennis court). Alternatively why is the water tank not going to be buried? That would remove the objections of those who feel its presence above ground and to the height proposed are offensive.

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
15447	No	Alina	White	How about planting native trees instead of introduced species? Some suggestions: Native fuchsia/Fuchsia excorticata NZ ash/Alectryon excelsus Lacebark/Hoheria angustifolia But any native trees would be great!
15390	No	Doug and Gillian	Price	Attached is our submission on the Jeffrey's Road replacement tower 1) The submitters oppose the proposed sites one and two for the Jeffrey's Road replacement tank. 2) The Reasons #The Replacement Tank will have significant adverse visual effects on residents properties backs onto the reserve. #The proposed site is adjacent to the Wairarapa Stream and the ground conditions are unsuitable for the Replacement Tank #There are other sites within the reserve (namely site 7) that will not have such a significant adverse visual affect on residents whose properties back onto the reserve. Negative Visual effects etc. The Replacement Tank Will affect the views of 47 , 51, 53 Waiwetu street also 23 Thornycroft Street. We purchased our property one year ago and were attracted to the beauty of the stream boundary, un interrupted park views , the established trees, and general tranquillity of the site. Sheet piling is highly likely in sites one and two which will affect the properties listed above . The Noise , dust and vibration will likely cause damage the above properties . The outer field and footpath will suffer damage during construction . The council will need to "Dewater"the stream to dismantle the old tank and construct a new one . All fish and other stream life will be threatened and are unlikely to recover. The sites have a high risk of lateral spread in the event of another earthquake. The sites have been registered as a LLUR hazardous areas and could contain and release unknown contaminants such as asbestos and chemical residue into the air and stream . The new Jeffries Reserve replacement tank would be better positioned on OPTION 7 The benefits are # None of the residents of the reserve would be affected # This site is the only option that would discharge sediment, Debris and water from the tank, into the storm water network . All others would discharge directly into the Wairarapa Stream which would have an environmental impact. #In the event of an earthquake, the site would be least likely to the risk of liquefaction .(lowest lateral spread risk) # The site is the best option for construction ease of access # The site allows for a variety of tank configurations with minimal impact on existing facilities.

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				#The site would require shallower foundations and enable the tanks could be set into the ground by at least .5 of a metre. With the mounding of soil around the tank walls, it would minimise the visual impact and enable seating for activities on the sports ground . For the above reasons, we oppose strongly sites one and two and strongly support construction of the tower on site 7
15363	No	Don	Forbes	A ridiculous option with no consideration for the residencies affected. Option 7 at least gives the opportunity for providing a landscaped viewing platform for the adjacent sports field.
15423	Yes	Julie	Anderson	See attachment for this submission - Option 9 Plan I am totally against the councils preferred option 2 for the Jeffreys Reserve suction tank for the following reasons: Personal: The tank will severely affect the views from our council consented renovations that are due to start any day. We are a two storeyed house built to face the north and north west that will look directly down on the whole of the top of the tank and the Eastern side. There has been minimal detail provided from the council of how the top off the tank will look from above, so I can only presume it will not be clad like the exterior walls (which we don't consider attractive anyway) and the view for us will be of an ugly tank top when viewed from above. The council have also not provided any elevation drawings of the Eastern elevation for us to view in any of their documentation available online. It is like they have not considered our home or view point at all. This was especially evident when we were not invited to the meeting held on the 28th February 2018 announcing to the selected affected residents the new preferred option 2. Had it not been for contacts with other residents we would not have known anything until the 'have your say' literature was distributed leaving us in no position to have any input or useful discussion on the topic. The tank is enormous in size and height and will be an eyesore in small pretty residential park. We will lose our open space view through to the Jeffreys reserve. In addition, we will suffer all the same impositions as listed below that affect all the residents in general. Impact on the community/Visual: The councils expression of a 'preferred option' on their have your say literature shows a biased approach and suggests the outcome is a foregone conclusion. After failing to proceed with Option 1 due to residents objections the council has indicated a determined preference to the 'preferred Option 2' which only shifts the tank construction onto the boundary of a different set of residents. The council has shown a clear advantage to one set of residents over another. This is not fair practice. It has also pitted one set of neighbours against the other. Those that have had a reprieve on their boundaries are now reluctant to reciprocate support for the other set of neighbours for fear it might revert back to them. What's more the preference for option 2 was made without consultation with the residents most affected prior to that choice being made and again shows a lack of consideration that was afforded to the previous set of residents when option 1 was on the table. Neighbouring riverside properties are hugely impacted with the unattractive, bulky 5-meter-high structure on their north facing boundaries. They have built their homes to orientate to the north, the river and park views beyond. Users of the park will lose the open space view when approaching from Waiwetu St and Thornycroft St entrances. Option 2 positions the tank at a highly active junction point of the park and severely reduces the park ambiance by taking approx 200m2 away from users at a very well used part of the park. Option 2 takes away from the valuable open space community parkland in an area that is zoned Open Space Community Park.

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ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
				Environmental: The Environmental and ecological risk to the Wairarapa Stream is huge. The Wairarapa Stream is a tributary of the Avon River. The Avon River and all its tributaries are waterways of ecological significance. Therefore, all proposed works must comply with the district and regional plan and dewatering consents will be required from ECAN. For option 2 the Opus engineers report states 'dewatering may cause adverse effects on the waterway e.g. dry up the stream. All fish and other stream life will be threatened and may never recover. The stream has already shown a rapid depletion of fish over the years. They frequently die, and carcasses regularly float in the stream. The Council plans to run a scour pipe to discharge sediment, debris and water directly into the stream for the rest of the new tanks lifetime. The high risk of lateral spread in another earthquake event and the potential for the river bank to collapse under the weight of a 500m3 water tank is real. Previous river bank subsidence was reported by some residents when the well drilling was occurring. Lateral spread risk is also well documented in the council report from consultant engineers Opus. This site is a registered LLUR hazardous area. Health and safety must be considered. Dust and debris from the work site could contain and release unknown contaminants such as asbestos and chemical residue into the air and the stream especially when discharging into the stream during demolition and construction. A separate consent for storm water discharge will likely be required. Construction Technical and Engineering Issues: Seismic performance and total and differential settlement for the life of the tank is better the further it is from the river. Therefore, siting the tank as far from the river as possible will produce less ongoing and future repair costs should we experience another earthquake event. Opus engineers report indicated Option 2 site is close to the waterway and will be 'more likely to lateral spreading than sites that are furthest. This indicates the need for more robust foundation engineering requirements. Sheet piling will likely be necessary. Strengthened foundations cost more and foundation consents below groundwater will require dewatering consents from ECAN. Construction could take up to a year and force probable closure of access to and from Waiwetu Street. All construction access would be from Jeffreys Road effectively closing multiple access for the community to the park over this time. Noise, dust and vibrations related to the construction of the tank will affect the neighbouring properties. Neighbours on the submission to option 1 noted their houses previously suffered from cracking due to the drilling of the wells. The construction of the tank is likely to exhibit the same damage and more to current resident's homes. The capacity and the size of the tank seem to have been over estimated by the council. All the council's reasons for replacing a 250m3 tank with a much larger 500m3 tank, such as firefighting requirements, peak flow buffering, sand settlement, chlorination requirements seem invalid when challenged by engineers. The question has to be asked of existing use rights if the council even have a right to double the size of the existing damaged structure in what is effectively a small residential reserve. CPTED: The councils preferred option 2 design does not allow clear sightlines of the set back seating area from Waiwetu St or Thornycroft St approaches. This increases the opportunity for undesirables to surprise attack those walking on the path in front of it from those directions. Increasing the danger to women alone and children.

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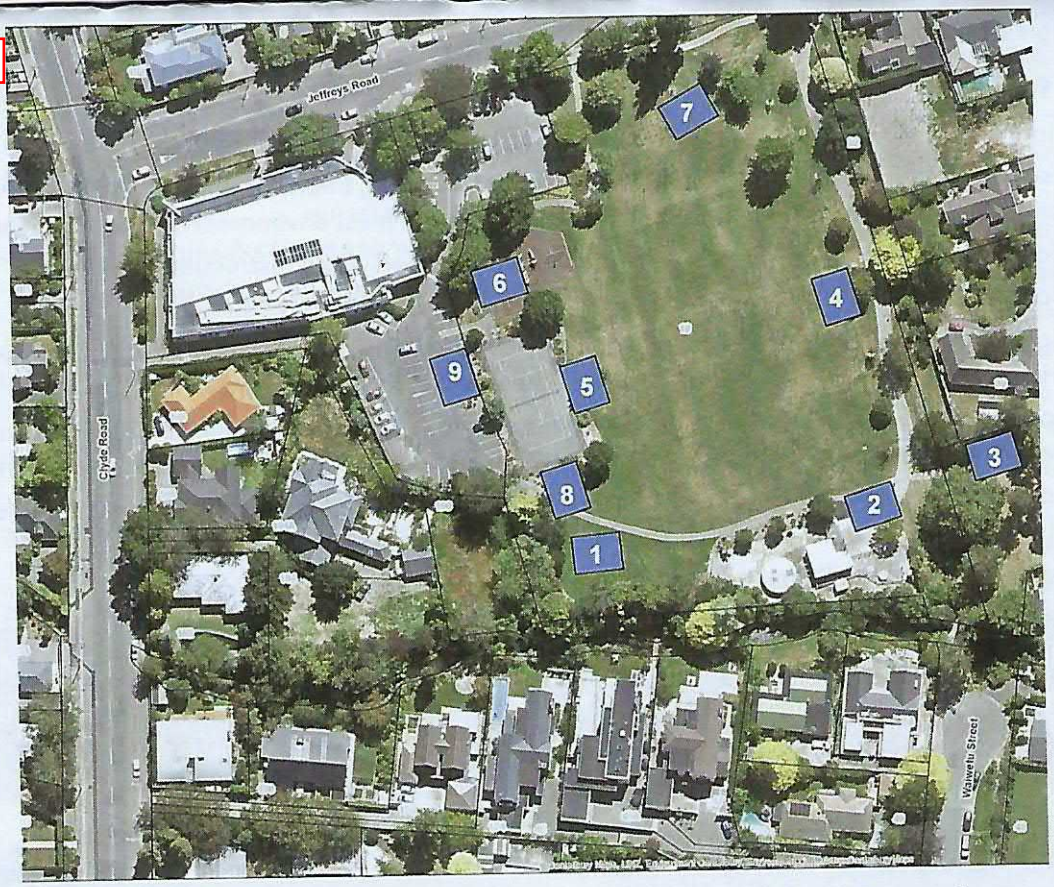
ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
				The councils preferred designs allow for direct access to the sides of the clad tank and therefore vandalism and tagging opportunities arise. The tank will quickly become a tagged eyesore. The design of the setback seating area also reduces the level of activity encouraged as it will become an area for undesirables to congregate and sleep rough therefore discouraging the rest of the community to make use of the area. It will produce a low level of activity for the community. The setback seating corner area reduces the ability to escape if cornered and under attack in the area. Legal Requirements: The council will face ongoing and expensive legal challenges from residents. Increasing the costs to option 2. Financial: The proposed option 2 tank looks to be the cheap, easy option and one not focused on the long-term benefits of the community and neighbouring residents. The close proximity to the river and the high risk of lateral spread increases the risk of damage to the tank if another earthquake event were to occur. It therefore runs a high risk of more money having to be spent to check and repair it if there were to be another significant earthquake. The legal challenges from residents have not been allowed for in the capital costs. At least one resident has had a professional valuation of their property should the tank go ahead, and it has been assessed there would be considerable financial loss on the value of their property. It can realistically be expected that at least three other properties would suffer the same fate. It must be assumed the council is promoting option 2 as its 'preferred option' as it is the 2nd least expensive to produce after Option 1 which it has already dismissed. Therefore, it can be deduced that the council is profiting at the expense of the resident's loss of value on their homes which is an unacceptable community impact from a council driven project. Alternative tank position: This tank should be placed in a communal area of the park and not alongside or in front of residential properties. For the following reasons I would like to see the tank located to utilise the existing council staff carpark in the rear of the library and at the western edge of the tennis court shown as option 9 on attached map: There is a struggling area of garden there that would not be missed, and the council would potentially only lose 2 carparks. Council holds strong views on encouraging community to move away from cars and use public transport and bikes therefore reducing their carpark size to accommodate the tank would fit with their own views. No valuable community park space would be lost and once the old tank was demolished the area could be given back to the park to actually increase park space. A 500m3 tank would have plenty of space in what must be over 5000m3 of carpark space. It would be likely that the council could discharge sediment, debris and water straight to the community storm water system on either Clyde Rd or Jeffreys Road rather than the Wairarapa Stream which would be of huge ecological benefit to the stream both during construction and going forward for the life of the tank. The Eastern side of the tank could be clad and positioned right on the side of the tennis court so that it could be a good tennis volley board, or mounding could be used on that side to

Full submissions names only - Jeffreys replacement water tank alternative option See bottom of document for attachments				
ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
				create a pleasant grassed spectator area for the tennis court. Both options increase the community use of the space that is already there. There would be less risk of seismic lateral spread as this site is further from the stream than option 2. There would be minimal risk of legal challenges from residents as tank would be positioned in an area already deemed as a utility area for parking, gas bottles, rubbish etc. Access for construction and ongoing maintenance would be direct from the council's own area. No park areas would be closed or unusable to the community while construction or maintenance was undertaken. The tank would be placed in an open area with minimal ability for undesirable behaviour. Security cameras could even be installed on the library for surveillance. Alternatively and secondarily Option 7 also provides a good location for the tank for the following reasons: It ranks 2nd in the councils multi criteria analysis. No residents of the reserve would be affected. It shows the ability to control discharge of sediment debris and water from the tank to the storm water network and NOT the Wairarapa Stream which reduces the environmental impact on the stream. Shallower foundations with less construction challenges Less likely hood of lateral spread. Ease of access from Jeffreys road for construction and maintenance. Mounded grass provides good bank/seating for sporting spectators Easily screened by planting to decrease visual impact.
15275	No	Kimberley	Evans	Option 2 is attractive for a functional building. The previous concerns of the option 1 design have been clearly addressed. the cost difference of around $110,000 in plans is reasonable enough when compared to the other proposed options.
15236	No	Wendy	Carpenter	As a frequent user of Jeffery's Park I prefer option 2 as it is less intrusive to residents and easier on the eye.
15232	No	Mark	Gallagher	Option 2 is by far the best option. Much better than the previous suggestion.
15204	No	Suzanne	Conley	Yes for Option 2
15173	No	Mark	Carrodus	I vote yes for Option 2. I doesn't impact the usable area of the park, creates no additional security issues, and improves what is already there.

Full submissions names only - Jeffreys replacement water tank alternative option See bottom of document for attachments				
ID	Attachment/s	First name	Last name	We welcome your comments on Option 2 or any of the other options
15171	No	Debbie	Willis	Yes for Option 2
15167	No	Donna and Mike	Bridgman	We very much support Option 2: There appear to be a number of benefits for the loacl community including the following: 1) The proposed Location is within the current water tank facility site, which makes good sense and does not impact any new green space unduly; 2) The Option 2 proposed structure is more ˜residential' in form and is very low impact in terms of being 'non-objectionable' in its design. This has community appeal as an asset that will be long standing in the recreation reserve; 3) It will be less expensive for Council to implement over option 1, providing a cost saving of the rate payer funded dollar.
15165	No	Amanda	Loeffen	I am very pleased to support Option 2 as it overcomes all of my previous objections - thank you for reassessing the site
15159	No	Nicola	Farrell	A timeless infrastructure design that blends into the natural environment in its existing site. Well done CCC.
15157	No	Lucy	Mathewson	Much better idea than option 1.
15156	No	Barbara	Anglem	Yes to option 2. Earlier this year we were living in Waiwetu St so we do know the area well.

#15423



Aerial photograph showing 9 options for the location of the proposed 17m x 9m water tank.

#15764 A

ANDREW CRAIG
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Advice

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Date: 18 March 2018

To: Brenda and David Anderson

Subject: Proposed Council water storage tank in Jeffreys Park

Introduction

My name is Andrew Craig. I am the director of Andrew Craig Landscape Architect Ltd. I hold a Bachelors of Arts degree (Canterbury University) and a post graduate diploma in landscape architecture (Lincoln University).

I have been practising since 1987. For 5 years until mid-2009 I was employed by Peter Rough Landscape Architects Ltd. I now operate my own landscape architecture consultancy. Before that I was employed by the Christchurch City Council for 13 years, working in the area of environmental policy and planning. Prior to that I worked for a short time with the Department of Conservation. Most of my work since graduation and to date has involved landscape assessment and the development of landscape policy. On an ad hoc basis I also teach landscape architecture at Lincoln University.

I have been engaged by Brenda and David Anderson to assess the landscape amenity effects of a proposal to install a water storage tank located in Jeffreys Park, Fendalton. The Andersons own and reside at the property at [redacted]. Their property adjoins Jeffreys Park and overlooks the Council's preferred 'Option 2' location for the water tank.

I have seen the Council's plans for the proposed water tank and am familiar with its design and dimensions.

Based on the attached properly scaled schematic photo-montage that I prepared, the Andersons are of the view that the proposed water tank will significantly detract from the visual amenity they currently enjoy when looking toward Jeffreys Park from their property.

On March 17 and 20th 2018 I visited the Anderson's at their property. Based on those visits and the schematic photo-montages I make the following observations and conclusions.

Existing landscape character and amenity

As can be expected, the indoor and outdoor living areas at the Anderson's property face north toward Jeffreys Park – see Figure 1 aerial photograph.

Photograph source: Ecan Canterbury Maps

Figure 1 *Aerial photograph showing location of the Andersons property in relation to that of the proposed Option 2 tank*

As the attached Photographs 1 and 3 show, the view from these northward vantage points on the Anderson property comprise almost entirely of vegetation. The abundance of vegetation results in a high degree of naturalness from which amenity is derived. This is compounded by foreground views of Wairarapa Stream.

The only physical features that lessen naturalness are the boundary paling fence and barbed wire security fence enclosing the existing pump station. The former is painted a recessive dark natural colour which helps it blend in with its setting. Foreground vegetation largely screens the fence which will be totally obscured as plants mature. The same applies to a very small portion of the existing pump house which is just visible from the Anderson's living room.

The Andersons have also recently added vegetation whose purpose is to ultimately screen the barbed wire security fence. They advise that this vegetation will be maintained in such a way that views to the park will endure. The security fence I consider to be very unsightly and is the only existing feature present within the view field that detracts from visual amenity. Nonetheless, because of its transparent nature arising from low visual bulk, the presence of the fence does not preclude views into the park. The Andersons wish to maintain these views which they currently enjoy.

Despite the presence of the security fence, it is this combination of open space and abundant greenery that contribute, in my opinion, a very high level of visual amenity.

The effects of the Option 2 Tank location on visual amenity from [redacted]

Due to its considerable size, utilitarian and geometric or artificial form, the presence of the proposed tank will introduce a physical feature to an environment as viewed from the Anderson's property that is predominantly natural. Consequently the degree of naturalness and the amenity derived from it currently enjoyed by the Andersons will be significantly diminished. As is evident in the attached schematic photo-montages 2 and 4, the tank will occupy a reasonably high proportion of the view field, which is currently dominated by trees, shrubs and open space.

As the schematic photo-montages shows, views into and across the park which also contribute amenity will be occluded by the tank. As intimated, the quality of the view will be adversely affected to a significant degree. I am aware that the Council could mitigate this through planting and the finishing of the tank in dark, low reflectivity natural colours, but this

would not maintain the views that add considerably to the pleasantness of outlook from the Andersons residence.

The Christchurch District Plan

While it is appreciated that the proposal is fully compliant with the relevant Christchurch District Plan [the Plan] standards, there nonetheless exist a number of objectives and policies that address amenity matters relating to structures in the City's open space zones. In the material provided it is not clear that these have been considered in determining the effects of the proposed tank on amenity, particularly with regard to those potentially affecting neighbours. Those I consider relevant to amenity outcomes are identified and discussed as follows – in order of how they appear in the Plan. I have underlined those parts that I consider particularly relevant.

Chapter 18 Open Space

18.2.1.1 Objective - Provision of open spaces and recreation facilities

1. A network of open spaces and recreation facilities that:

vi maintains and enhances amenity values….

From this it is understood that one of the main functions of the Citys' open space zones is to provide amenity. This is not just confined to the open space, park or reserve. The amenity within these spills into the surrounding environment and in so doing contributes wider neighbourhood pleasantness. The same occurs reciprocally from the gardens and open spaces of residences.

Key to this objective are the words 'maintains' and 'enhances'. This means that existing amenity is at the very least maintained and ideally enhanced. The proposed tank neither maintains nor enhances the amenity presently enjoyed by the Andersons. It is accepted that due to the nature of the proposed tank, it is not possible to maintain amenity at current levels; but it is possible to optimally locate it in such a way that amenity is least affected.

18.2.1.3 Objective - Character, quality, heritage and amenity

1. Activities, buildings and structures within open spaces are of a scale, form and design which:

4 *are integrated and consistent with the character of the surrounding area;*

5 *minimise adverse effects on adjoining land uses and the surrounding environment's ecological, landscape and natural values, historic heritage values and amenity values, both within and outside the open space;*

6 *support the Garden City character of urban Christchurch and the heritage and natural setting of Banks Peninsula townships and settlements;*

It is evident from these objectives that the effects arising from structures within open spaces need to be considered with regard to the surrounding areas – that is, neighbours and significant features. It is my opinion that in its location Option 2 is not consistent with the outcomes sought by these objectives. I do not consider it to be designed and located in such a way that integrates well with the very high amenity residential environment experienced by the Andersons. In its appearance the proposed tank is clearly an alien element in such a setting, and is therefore anomalous to it.

The tanks' form and bulk would in fact better integrate with existing structures elsewhere in the park where they occur away from residential neighbours – namely in the vicinity of the tennis court or service centre. Here it would be read as being part of a cluster of structures understood to provide public service.

The objectives also seek to minimise adverse effects on, among other things, surrounding landscape and amenity values '…*both within and outside the open space*.' In my opinion the Option 2 location clearly will not 'minimise' such adverse effects. If anything it exacerbates and existing adverse effect arising from the presence of the pump station and its security fence which is visible from the Anderson residence.

18.2.2.1 Policy - The role of open space and recreation facilities

Table 18.2.2.1

a.	*Open Space Community Parks Zone*	*These spaces enable formal and informal recreation activities, <u>while complementing and enhancing neighbourhood</u> and Central City <u>amenity values,</u> and ensure provision of:* *1. Small public spaces with landscaping and seating located and designed to promote interaction within the local community;* *2. Accessible neighbourhood parks with a predominance of open space and relatively flat topography capable of accommodating amenity tree planting, landscaping, small scale public amenities, playground equipment and informal playing fields;* *3. Large parks accommodating sports fields and smaller-scale recreation facilities, public amenities, landscaping, large trees and potential capacity for multifunctional use*

The key phrasing arising from this policy regarding the enablement of recreation are *'…complementing and enhancing neighbourhood …values'.* Again it cannot be concluded that the proposed Option 2 tank location complements or enhances the neighbourhood. This is particularly so for neighbouring residents whose amenity is enhanced by the presence of an adjoining park.

18.2.2.3 Policy – Safety

ii providing clear sightlines and sufficient lighting to enhance visibility of public areas;

iii <u>achieving passive surveillance by having open space that is overlooked</u>;

Passive surveillance is achieved where people are able to see into the public realm and to some extent, without compromising privacy, vice versa. This is best achieved where the environment enables transparency – views beneath trees, good lighting, transparent fences and walls and so on. Passive surveillance underpins one of the CPTED[1] principles which contribute safety and security in both the public and private realms.

Due to its inherent opacity and dimensions, the presence of the proposed tank in the Option 2 location will preclude views into the park from the Anderson residence and vice versa. Surveillance from such neighbours is important as it occurs more or less 24 hours a day every day. Consequently current passive surveillance will be lost, thereby negating one of the CPTED principles. The tank would be better placed elsewhere in the park where it least interrupts views or transparency, thereby maximising safety and security.

8.2.2.4 Policy - Water bodies and their margins

a. Maintain and enhance the natural character, biodiversity, health and life supporting capacity of water bodies and their margins by:

i <u>limiting development and activities in the vicinity of water bodies to those activities which have a practical and functional need to be located within these areas</u>;

While it is understood the proposed tank lies beyond the waterway setback, its presence will nonetheless detract from the amenity provided by Wairarapa Stream which comprises foreground views for the Andersons. As mentioned the existing environment is almost entirely natural in character, where the stream is a significant contributor. Appreciation of this cannot occur in isolation from the presence of the proposed tank.

18.2.2.4 Policy - Environmental effects

a. Ensure activities and the scale, layout, and design of open spaces and<u>/or the facilities within them are appropriate to the locality and context, and any adverse effects on the amenity values of neighbours</u>, Ngāi Tahu cultural values, conservation activities and programmes, and the wider community are managed, through:

[1] CPTED – Crime Prevention Through Environmental Design

i *providing sufficient separation distances and limiting the height of buildings;*

ii *limiting the floor area and site coverage;*

iii *requiring landscaping and screening;*

viii *requiring building setbacks from the banks of water bodies;*

ix *encouraging the planting and maintenance of indigenous vegetation in the setback margins of water bodies; and*

The key concern here is rests on the matter of whether the proposed tank is sufficiently separated from neighbouring residential properties. It is appreciated that in this regard it complies with the Plan standards. But because options have been considered, it is also evident that there are better alternative sites which would provide much greater separation. In so doing the existing levels of amenity enjoyed by neighbours such as the Andersons would be maintained should these alternative sites be opted for.

The policy also flags the need for landscaping and screening. As mentioned this is not desirable as it would also preclude views into the park thereby negating CPTED principles and open space amenity.

Utilities and Energy Chapter 11

11.2.2 Objective - Adverse effects

a. *The adverse effects of new or upgraded utilities on other activities and the environment are managed, whilst having regard to the technical and operational requirements of utilities.*

11.2.2.1 Policy - Adverse effects of utilities

a. *To ensure that, where reasonably practicable, and having regard to the benefits of utilities and their locational, technical and operational requirements, new or upgraded utilities:*

i *are located and designed in a way that minimises adverse effect*

Essentially these utilities objectives and policies reiterate the intent of those previously cited and discussed. Fundamentally they recognise that utilities can result in adverse effects on amenity and asks that these are managed in such a way that these are minimised.

Based on the foregoing discussion, it is my opinion that the Option 2 tank location is not the best means of minimising adverse amenity effects. Other options are available which would minimise and avoid amenity effects, namely those located in the vicinity of the tennis court. The Anderson's preferred option is one that locates the tank on the south side of the tennis court – see the Appendix 1 aerial photograph. But in my opinion any option that locates the tank north of here would better achieve minimisation of effects.

Conclusion

Overall, it is evident to me that firstly, the proposed tank in the Option 2 location will adversely affect to a significant degree the predominantly natural open space amenity currently enjoyed by the Andersons. The tank will appear alien in such a setting. Nor will it maintain or enhance it. Its presence can only diminish amenity. Even potential mitigation measures involving vegetative screening will lessen the spaciousness that contributes amenity for the Andersons.

It is also apparent that the proposed tank location is not the best one in terms of achieving the outcomes promoted and required by the relevant District Plan objectives and policies. While I accept there is an assumption that fully complying activity such as that proposed will achieve them, it is my understanding that this is the case only if no better alternatives are available. Cleary there are in this case, particularly regarding amenity effects. It is my opinion that the alternative site(s) are the only ones capable of fulfilling policy expectations. As a result the Andersons, along with all other residential neighbours will continue to enjoy existing amenity.

Andrew Craig *Landscape Architect*

Dated: 18 March 2018

APPENDIX 1

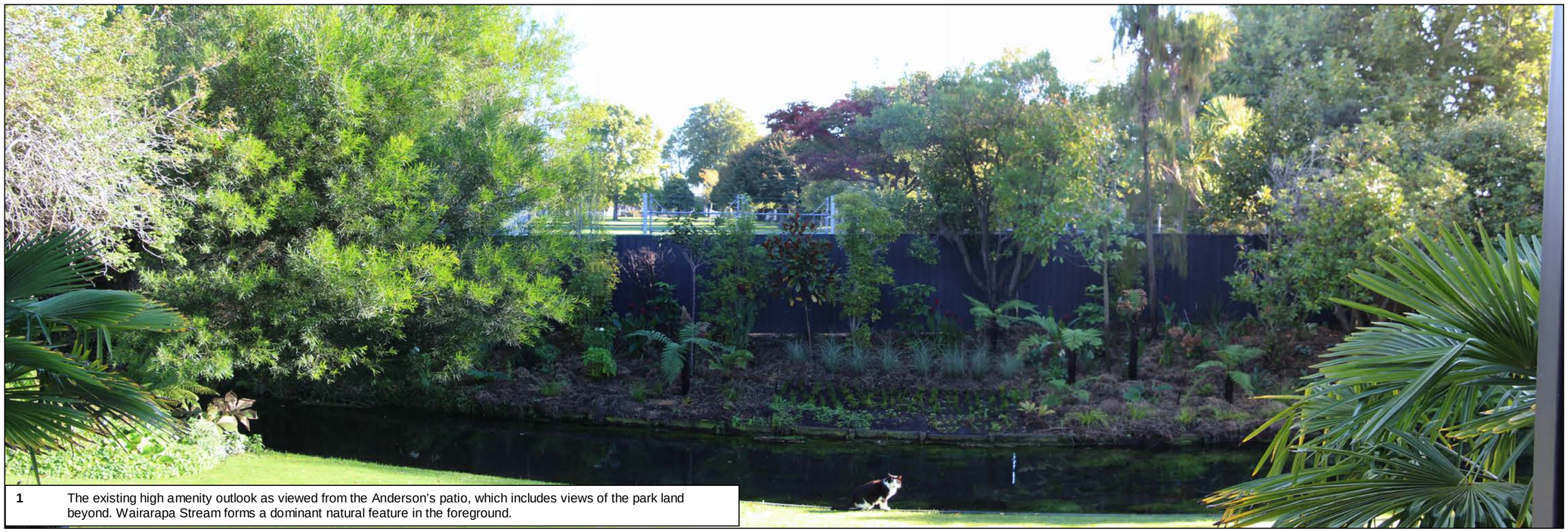
Aerial photograph – showing the Anderson's preferred option

Graphic Attachment

Prepared by: Andrew Craig
Landscape Architect

Prepared for: Brenda and David Anderson
[redacted]

Date: 18 March 2018



1 The existing high amenity outlook as viewed from the Anderson's patio, which includes views of the park land beyond. Wairarapa Stream forms a dominant natural feature in the foreground.

2 A correctly scaled schematic block image showing visual and dominance effects arising from the proposed 4m high tank located at the Option 2 site.

Photographs 1 and 2 *Before and after photographs showing in schematic form the proposed tank's effect on views from the patio at the Anderson residence.*

Note on scaling: 4m high poles – evident in photograph 3 – were placed to align with the tank's south façade. This enabled the determination of accurate dimensions for the schematic block diagram shown in photographs 2 and 4.

3 The existing outlook as viewed from the Anderson's living room. While the existing pump house is partially visible, the outlook is nonetheless dominated by open space and vegetation.

4 The correctly scaled schematic image of the proposed tank illustrating how its presence adversely affects the existing high amenity outlook from the Anderson's living room.

Photographs 3 and 4 *Before and after photographs showing in schematic form the proposed tank's effect on views from the living room at the Anderson residence.*

Aerial photograph – showing 9 options for the location of the proposed water tank

Water tank (17m x 9m)

Water Tank Location Options: 1- 9

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Date: 25 / 04 / 2018