

15. PURCHASE OF RESERVE – MARSHLAND ROAD



Officer responsible Parks & Waterways Manager	Authors Bill Morgan, DDI 941-8581, Christine Heremaia, DDI 941-8270
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This report is being referred to the Shirley/Papanui Community Board for its comment and to the Parks & Waterways Committee for its consideration and recommendation to the Council.

PURPOSE OF REPORT

The purpose of this report is to consider the purchase of two parcels of land, one of which is strategically located to join the Styx River and Kaputone Creek catchments and the other adding to the Styx River green corridor.

BACKGROUND

The city's waterways and wetlands are managed in accordance with the Waterways and Wetlands Asset Management Strategy that was adopted by the Christchurch City Council (October 2000). Key concepts underpin this approach, including the assessment and management of the city's waterways for ecological, drainage, historical, cultural, recreational and drainage values and the development of visions for the long term outcomes associated with the different parts of the city's waterways and wetlands.

The Christchurch City Council has worked closely with the community, experts and other organisations in the development of a 40-year vision for the waterways and wetlands associated with the Styx catchment. The overall vision consists of five inter-related visions. They are as follows:

Vision 1

To achieve a "Viable Springfed River Ecosystem" to complement the other representative protected ecosystems of Christchurch such as the Port Hills, Travis Wetlands and the Coastline.

Vision 2

To create a "Source to Sea Experience" through the development of an Urban National Reserve.

Vision 3

To develop a Living Laboratory that focuses on both learning and research as envisioned by Dr Leonard Cockayne

Vision 4

To establish "The Styx" as a place to be through maintaining and enhancing the special character and identity of the area.

Vision 5

To foster partnerships through raising the quality of relationships as we move forward together.

This purchase will enable the Council to recognise and build on the visions identified above.

DESCRIPTION

The areas under consideration are depicted as Sections 2 and 4 on the attached plan 25708/7 and contain 1.4511 hectares and 1.5926 hectares respectively being part of a lifestyle block situated at 608 Marshland Road. Section 2 lies directly opposite the land acquired three years ago from the Grovenor Orchard at 581 Marshland Road, which gives frontage and public access to Kaputone Creek. The sections to be acquired are strategically located, connecting five recently acquired reserves, together with the Janet Stewart Reserve as depicted on the attached plan SM-1139-01, the details of which are as follows:

1. 75 Lower Styx Road, which is being developed as a living laboratory.
2. 51 Lower Styx Road, which the Council recently approved the purchase to provide a link between 1. above and 3. below.
3. Janet Stewart Reserve.

4. 625 Marshland Road which adjoins Kaputone Creek, the purchase of which has recently been approved.
5. 581 Marshland Road, which provides linkage and road frontage to Kaputone Creek.
6. 303 Radcliffe Road, which lies on the banks of both the Styx River and Kaputone Creek.

The acquisition of the areas under consideration will not only provide the opportunity to develop appropriate car parking for the proposed Styx and Kaputone walkway systems, but will also provide public access to the legal but unformed road on the northern bank of the Styx River which until now has effectively been landlocked and fenced in with neighbouring properties. It will provide safe and easy access from Marshland Road. It will also form part of the Styx source to sea walkway and part of a smaller circular walkway incorporating both Styx River and Kaputone Stream.

The purchase will also enable the Styx River to be highlighted from Marshland Road, a major route into the City, thus increasing its visibility on the landscape.

PROPERTY DETAILS

The area to be acquired forms part of an improved lifestyle property that has an existing land area of 5.2365 hectares which includes a residential home, together with the normal outbuildings and associated improvements. The property is situated on the eastern side of Marshland Road, north of the intersection of Marshland Road and Lower Styx Road, and almost directly opposite Belfast Road. The rear boundary to the property adjoins the legal but unformed road abutting the Styx River and it is surrounded by similar small rural holdings.

ZONING

The property is zoned Rural 3 under the City Plan, which permits subdivision to a minimum of four hectares.

AGREEMENT

To determine the area's current market value the Council engaged the services of Ford Baker, Registered Public Valuers, the details of which are included in the Public Excluded section of this report.

SOURCE OF FUNDS

The purchase of the property is to be funded through the Styx Waterways and Wetlands Protection Budget. Insufficient funds are available to complete the purchase in the 2003/2004 financial year and as such it is proposed to spread the payment over two financial years. Section 2 is to be purchased in the 2003/2004 financial year with Section 4 to be settled on 1 July 2004, ie the 2004/2005 financial year.

Staff

- Recommendations:**
1. The Council resolves to acquire Section 2 and 4 on Plan 25708/7 containing 1.4511 hectares and 1.5926 hectares (subject to survey) respectively on the terms and conditions contained in the Public Excluded section of this report as recreation reserves pursuant to Section 17 of the Reserves Act 1977.
 2. That the Council resolve pursuant to Section 16(2)(A) to classify the land as recreation reserves pursuant to Section 17 of the Reserves Act 1977.

Chairperson's

Recommendation: That the staff recommendations be adopted.