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| <p><b>Officer responsible</b><br/>Parks Manager and Land Drainage Manager</p>              | <p><b>Author</b><br/>Property Services Officer, Bill Morgan<br/>Management Planning Officer,<br/>Chris Freeman, Waterway Enhancement<br/>Co-ordinator, Bob Hopkins</p> |
| <p>Corporate Plan Output: New Assets - Reserve Purchases<br/>- Waterways &amp; Wetland</p> |  |

**PURPOSE OF REPORT**

The purpose of the report is to consider the acquisition of approximately 5,825 m<sup>2</sup> of land from a proposed subdivision at 265A Mt Pleasant Road to provide a walkway link as well as instituting a stream and valley enhancement project in conjunction with the adjoining Drayton Drive Reserve.

**BACKGROUND**

The Drayton Drive Reserve contains an area of 2.427 hectares and lies in the gully and eastern slopes of the valley between Mt Pleasant Road and Moncks Spur Road. The reserve’s main frontage is to Drayton Drive and also has a legal but impractical access to Mt Pleasant Road along a narrow but steep accessway which because of the contour cannot be formed as a walking track. A plan of subdivision has recently been submitted for the adjoining property situated 265A Mt Pleasant Road potentially providing for 12 sections which abut and adjoin the Drayton Drive Reserve.

Drayton Reserve is an undeveloped 2.4270 ha valley reserve which links with McCormacks Bay Reserve and the surrounding residential hill areas. The reserve is being extended and connected to residential areas as they are subdivided. Extensions in the recent past include Basil Place and the Kildare subdivision on Balmoral Hill. In general these acquisitions involve land being vested as part of subdivision reserve contributions. (The Kildare subdivision in fact will have a cash surplus to land contributions of \$100,000.)

The current proposed extension, however, is only a 12 lot subdivision and will need a cash “top up” to enable a viable walkway entrance to the reserve from Mt Pleasant Road.

The reserve is planned to extend further up the valley via future subdivisions, to connect with John Brittan Reserve and the Summit Road. This valley reserve will retain some of the rural values of the area, provide a natural waterway for stormwater disposal and following revegetation and walkway development, provide a valuable scenic and recreational resource for this part of the Port Hills (see attached plan 02).

Glenstrae Valley stream originates on the northern slopes of Mt Pleasant above Mt Pleasant Road. It descends in a series of flat grades and waterfalls to the back of McCormack Bay. The sides of the valley are steep and apart from grazing by animals are unmodified by man and close to their original shape. A portion of the valley sides has been planted in pinus radiata, but the remainder of the valley is in grass and surviving natives.

The steep sides of the valley are highly erodable and planting of the slopes would stabilise the stream and protect the downstream development at Basil Place from dam burst type flooding that can result from landslides.

The addition of this part of the stream to land already protected by the Council will allow the stream to become an important feature of the park and improve stability of the stream banks.

#### **PROPOSED EXTENSION**

Following discussion with the owners, the proposed scheme plan of subdivision has been adjusted to provide improved frontage to Mt Pleasant Road in order that a walkway track can be constructed and the opportunity has also been taken to secure the lower land which abuts the Drayton Drive Reserve including the streambed. The proposed reserve is depicted and shown on attached plan 02 and contains an area of approximately 5,825 m<sup>2</sup>.

In discussions with the owners it has been agreed that, subject to formal Council approval, the reserve fund contribution which would be payable on the proposed subdivision of eleven lots could be utilised as credits towards the purchase of the property with the balance outstanding being paid by way of cash by the Council.

Given that the reserve will not only provide an important walkway link but will create an opportunity for the Council to undertake a stream enhancement programme, it is intended that the property purchased be funded jointly by the Parks Unit and the Water Services Unit.

#### **PROPERTY DETAILS AND SETTLEMENT**

The value of the property has been determined by independent valuation with Ford Baker, Registered Public Valuers, providing an assessment on the Council's behalf, the details of which are included in the public excluded section of this report.

An agreement has been entered into requiring the Council to confirm by 10 December 1998 its intention to proceed with the purchase and as such approval is sought to acquire the land as a reserve.

#### **SOURCE OF FUNDS**

The cash component of the purchase is proposed to be funded jointly from the Parks Unit's Strategic Reserve Purchase Fund and the Water Services Unit's Waterway Enhancement Fund.

The above proposal was considered and supported by the Hagley/Ferrymead Community Board at its meeting on 18 November 1998.

**Recommendation:** That Lot 12 on the attached plan 02 containing an area of 5,825 m<sup>2</sup> and the part of land contained in Certificates of Title 642/70 and 655/89 be acquired by the Council as a

Recreation Reserve subject to the terms and conditions outlined in the public excluded section of this report.