

Officer responsible Water Services Manager	Author Property Services Officer, Bill Morgan
Corporate Plan Output: New Assets (Waterways and Wetlands 9.3.45)	

The purpose of this report is to consider the acquisition of the parcel of land to enhance and protect Creamery Stream. This report has been referred to the Riccarton/Wigram Community Board for comment.

BACKGROUND

Creamery Stream is spring fed and is an important tributary to Nottingham Stream which flows into the Halswell River. The Waterways and Wetlands Natural Asset Management Strategy 1999 identifies this waterway as providing an important green corridor that will, in the long term, link Halswell Junction Road with Knights Stream and thus the Halswell River and Lake Ellesmere (Te Waihora).

The corridor will provide habitat for wildlife, opportunities for cycleways and walkways, a landscape feature in an otherwise flat plane and assist with the management of surface waters.

PROPERTY DETAILS

The property is located in the Halswell area between Sabys Road and Quaifes Road. Creamery Stream runs along the eastern boundary to the property, as depicted on the tabled location map. Although the waterway has an excellent base flow it has been modified and channelised by past drainage practices. This has led to the loss of natural swamps and marshes that assist with maintaining high water quality and retention of flood flows.

Creamery Stream does, however, have the potential to become an excellent environmental asset in this part of the city. The purchase of the property is consistent with the Waterways and Wetlands Natural Asset Management Strategy 1999 and the Christchurch City Council Open Space Strategy. These strategies provide the big picture and long term vision for open space and the sustainable management of waterways and wetlands in this area. A concept plan has been developed for the site highlighting its potential. It includes the development of ponds, walkways and picnic areas.

As the city expands in the direction of Halswell there will be increasing pressure on Creamery Stream and other waterways in this area. Water quality and quantity will become important issues, particularly in regard to Creamery Stream as it drains into Lake Ellesmere. Acquiring appropriate areas of land will ensure that there will be sufficient land in the future for the retention of stormwater and for water quality treatment. This approach will result in more sustainable long term outcomes, both environmentally and economically.

Although the Waterway and Wetlands Natural Asset Management Strategy 1999 and the Christchurch City Council Open Space Strategy are not fully adopted by the Council at this stage, the opportunity to purchase would be lost if the decision is deferred.

The owner of the property is currently in the process of subdividing it into four hectare lifestyle blocks, as depicted on the tabled plan S3139. The area the Council is interested in acquiring is shown as Lot 3 on the plan containing approximately 4.8056 hectares.

ZONING

The property is zoned Rural 2 under the Operative Transitional District Plan of the former Paparua County Council, whilst it is also zoned Rural 2 under the proposed City Plan of the Christchurch City Council as notified on 24 June 1995 and amended on 8 May 1999. Subdivision of land is permitted under this zoning down to an area of four hectares and as a consequence the proposed subdivision of the site is deemed to be a permitted activity.

PROPERTY SETTLEMENT

The property was valued for the Council by Ford Baker, Registered Public Valuers, the details of which are included in the public excluded section of this report. An agreement has been entered into to be confirmed by 17 December 1999 to acquire the area concerned.

SOURCE OF FUNDS

The purchase will be funded from the Water Services Unit's Waterway and Enhancement Fund. To date a total of \$570,000 has been expended out of a total of \$1.105M.

COMMUNITY BOARD COMMENT

The above report was considered by the Riccarton/Wigram Community Board at its meeting on 24 November. The Board unanimously supported the land acquisition proposal.

Recommendation: That Lot 3 on S plan 3139 containing approximately 4.8056 hectares and being part of the land contained in Certificate of Title 45C/767 be acquired by the Council as a Local Purpose (Wetland Reserve) subject to the terms and conditions outlined in the public excluded section of this report.