

6. ACQUISITION OF LAND – SNELLINGS DRAIN

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Corporate Plan Output: Waterways & Wetlands Protection	

The purpose of this report is to seek approval to acquire land adjoining Snellings Drain to provide future flood relief in the Marshlands/Shirley area.

BACKGROUND

At its December 2000 meeting the Council considered a report from the Parks & Recreation Committee outlining options for responding to urban expansion and major drain replacements works in the Marshlands/Shirley area concerning two inter-related catchments drained by Number 2 Drain and Snellings Drain. It was reported to the Council that the land is old sand dune country with rural land use west of the drain and established residential land to the east. Undeveloped residential land is located in the northern part of the catchment. No natural drainage system exists and surface run-off and groundwater are drained by a constructed utility drain that is timber-lined. It carries a continuous base flow.

Progressive urbanisation of the whole catchment would have the following consequential effects:

- Flooding of an existing residential area owing to capacity limitations in the waterway between Snellings Drain and Horseshoe Lake
- Increased contamination accumulation in Horseshoe Lake

A number of options were presented to the Council with the two Snellings Drain options being based on the need to mitigate effects on water quality and quantity normally achieved by ponding. Option 2, which provided for storage within an enlarged Clare Park together with improvements to Snellings Drain was subsequently approved in principle by the Council. To facilitate the recommendation, as well as providing an enlarged Clare Park property, acquisition was required to provide the appropriate ponding basins and associated playing fields and recreational opportunities. Negotiations to acquire the first of four areas to implement the scheme have now been concluded the details of which are as follows.

PROPERTY DETAILS

The property in question is located in Greenhaven Drive and contains a total area of 3.2729 hectares of which the Council is to acquire 2.0229 hectares as depicted on the attached plan and shown as Section 2. The land lies to the western side of Greenhaven Drive and joins Clare Park to the south and east. Snellings Drain forms the eastern boundary to the property. The land is generally low-lying with open streams to the western and southern boundaries, and has been used for grazing purposes in the past and is similar in nature to the undeveloped area of Clare Park adjoining QEII Drive owned by the Council.

The owners of the property have recently constructed a house on section 1 part of which has been filled to provide a dwelling platform immediately adjoining the accessway from Greenhaven Drive.

ZONING

Under the Christchurch City Plan the subject land is zoned Rural 3, which permits subdivision down to a minimum area of 4 hectares.

AGREEMENT

To assess the land's value the Council engaged the services of Ford Baker Registered Public Valuers. Valuation details are included within the public excluded section of this report. Agreement has been reached with the owner to acquire the area subject to and conditional upon the Council undertaking the necessary survey as well as fencing the area and creating the proposed drainage easement.

SOURCE OF FUNDS

Given that settlement will not be effected until the 2001/2002 financial year a deposit of \$20,000 only will be payable in the current year for which funds are available. Provision has been included for this purchase within the 2001/2002 Parks & Waterways budget.

Recommendation: That the above land be acquired on the terms and conditions contained in the public excluded section of this report.