

15. NO. 43 CROFTON ROAD - PURCHASE OF STYX ESPLANADE RESERVE

Officer responsible Anne Greenup - Parks & Waterways Manager	Authors Steve McCarroll, Property Consultant, DDI 941-8581 Christine Heremaia – Styx Project Area Leader
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This report is being referred to the Board for its comment and to the Parks, Gardens & Waterways Committee for its consideration and recommendation to the Council.

The purpose of this report is to obtain support from the Parks, Gardens and Waterways Committee for the purchase of a parcel of land adjacent to the Styx River where it will form part of the Styx River green corridor and the Styx Source to Sea Walkway.

1. LOCATION AND DESCRIPTION OF LAND UNDER CONSIDERATION

The land proposed for purchase is located adjacent to the Styx River between Harewood Road and Sawyers Arms Road. Existing reserves are located upstream and downstream of the proposed land purchase. The acquisition of this piece of land will provide an important link in a walkway and ecological corridor along this section of the Styx River as referred to in the map below.



-  Area under consideration
-  Styx River Green Corridor

The parcel of land under consideration covers an area of 1721 square metres. It is dominated by a dry swale, known as the Styx River, and several large trees. Residential development will occur along its eastern boundary. The land to the west is zoned rural and consists of a large open paddock. Waterway restoration has occurred both upstream and downstream of the site. Please refer to the following images.



Photo taken upstream of the site. The area of land under consideration can be seen in the distance. A walkway has been developed along the western bank of the Styx River.



Photo taken downstream of the site. The area of land under consideration can be seen in the distance. A walkway has been developed along the western bank of the Styx River.



Photo showing the area of land under consideration. The Styx River is located at the base of the trees on the left. Please refer to the next picture. The western boundary of the site is indicated by the post and wire fence. Distance between the Styx River and the fence is approximately 8 metres.



Styx River consists of a dry swale with steep banks and lined with tall trees. Please refer to the image above.

2. LEGISLATIVE AND MANAGEMENT CONTEXT

The Styx River is managed in accordance with the Christchurch City Plan, Waterways and Wetlands Asset Management Strategy adopted by the Christchurch City Council (October 2000), and the Styx Vision adopted by the Council (2001).

Christchurch City Plan

Policy 2.2.10 of the Christchurch City Plan¹ recognises the range of values associated with river margins. It states –

‘That provision for the protection of conservation values, recreational opportunities and public access to and along the margins of rivers and the coast be achieved through esplanade reserves, esplanade strips and access strips, in locations and of a width appropriate to the nature of the waterway and its adjoining land use.’

The area under consideration is zoned Conservation 3 in the City Plan.

Waterways and Wetlands Asset Management Strategy

A values based approach underpins the Waterways and Wetlands Asset Management Strategy’, a requirement of the Local Government Act 2002. The city’s waterways and wetlands, including the Styx River, are assessed and managed for ecological, drainage, historical, cultural, recreational and drainage values.

Styx Vision 2000 – 2040 Planning for the Future

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 vision is consistent with the City Plan and the Waterways and Wetlands Asset Management Strategy and consists of the following -

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

¹ Christchurch City Plan, Volume Two, Page 2/11

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 policies and visions identified above.

3. BACKGROUND

An area of rural land located between Harewood Road, Sawyers Arms Road and Crofton Road was rezoned residential and conservation as part of the City Plan process. This land had several landowners and each owner has since developed, or is in the process of developing, their blocks of land for residential purposes. At the time of development, the Council is acquiring land for reserve purposes adjacent to the Styx River. Once development is completed a continuous river corridor and walkway will occur along this section of the Styx River. Development to the north and south of this block has already occurred.

4. PROPOSED DEVELOPMENT

The proposed subdivision is shown on the **attached** plan. It consists of 8 residential allotments and a reserve associated with the Styx River. The total area to be vested as reserve is 1,721 square metres and varies in width from 38 metres at its widest end down to 15 metres in the middle. The reserve incorporates more than an 80 metre section of the Styx River. Access to the reserve will be via existing reserves upstream and downstream of the proposed reserve.

The proposed reserve will be developed in a similar manner to that which has already occurred along this section of the Styx River corridor. The existing walkway will be linked along the western bank of the Styx River, banks regraded where appropriate and existing large healthy trees retained. A swale to improve stormwater quality prior to entering the Styx River, a subdivision requirement, will be incorporated along the eastern edge of the reserve.

5. PROPERTY DETAILS

Unfortunately the area of land zoned for conservation purposes in the City Plan cannot be completely acquired through reserve contribution and stormwater treatment purposes. The owner has therefore agreed to sell at rural rates to the Council, the extra 511 square metres of land in order that this section of the Styx River corridor can also come into public ownership.

The Public Excluded section (clause 21) of this agenda details specific property related information.

6. SOURCE OF FUNDS

The purchase of the property is to be funded through the Styx Waterways and Wetlands Protection Budget.

Staff

Recommendation: That the Council approve the purchase of 511 square metres of land adjacent to the Styx River as part of the Hack Family Trust Development in order to complete this section of the Styx River green corridor and the Source to Sea Walkway.

Chairman's

Recommendation: That the Board support for the proposed purchase be advised to the Parks, Gardens and Waterways Committee.