

8. PURCHASE OF LAND FOR OWAKA SUPPLEMENTARY TREATMENT BASIN AND PUBLIC OPEN SPACE NETWORK



General Manager responsible:	Acting General Manager City Environment, DDI 941-7305
Officer responsible:	Acting Property Consultancy Manager
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PURPOSE OF REPORT

1. The purpose of the report is to:
 - (a) Seek the Community Board's recommendation to the Council to acquire Parcel 3 on the **attached** plan from Meadow Mushrooms Ltd for a supplementary stormwater treatment pond and;
 - (b) Acquire Parcels 1 and 2 on the attached plan from Meadow Mushrooms Limited for the proposed Owaka pedestrian/cycleway corridor.

EXECUTIVE SUMMARY

2. The South West Area Plan, together with the Awatea Variation to the City Plan, and Plan Change 1, have outlined areas of residential and business growth within the Halswell and Awatea areas. Coupled with this the plans have identified infrastructure and transportation requirements to provide for and meet this growth.
3. South West Christchurch is characterised by an extensive network of waterways and floodplains. The water environment is highly sensitive to land use activities. Without good management, urban and business growth can lead to an increased risk of sedimentation and pollution. A well designed, maintained and naturalised stormwater network protects and improves water quality and manages flood risks. This includes the use of a number of stormwater mitigation facilities including soil absorption, detention basins, wet ponds, swales and wetlands. The purchase of the land from Meadow Mushrooms Limited will meet these objectives and provide a supplementary treatment basin and meet the objectives of the Area Plan.
4. The South West Area Plan and Awatea Variation have also recognised the benefits of connecting and creating open space links to enable the movement of people and fauna throughout the area. A number of linkages are proposed including a pedestrian /cycleway link between Awatea Road, Wilmers and Halswell Junction Roads. Provision has been made for a pedestrian underpass under the Southern Motorway to complete the connection between the roads as part of the Multi Party Funding Agreement entered into by the Council and New Zealand Transport Agency (NZTA) in October 2008. The cost of the subway will be met by NZTA. The acquisition of Parcels 1 and 2 will enable that part of the walkway between Wilmers and Halswell Junction Roads to be initially developed until the land to complete the link through to Awatea Road has been acquired.

FINANCIAL IMPLICATIONS

5. Provision to acquire all of the property required has been included in the Strategic Land Purchase Budget for the 2011/12 financial year. Appropriate provision has also been included within the Long Term Plan (LTP) capital programme to transfer the cost of the land when it is required for the basin and walkway.

Do the Recommendations of this Report Align with 2009-19 LTP budgets?

6. Yes appropriate provision for the acquisition of the properties has been included.

LEGAL CONSIDERATIONS

7. The purchase of the land is authorised under the provisions of the Public Works Act 1981.

Have you considered the legal implications of the issue under consideration?

8. There are no legal implications preventing the transaction from proceeding.

ALIGNMENT WITH LTP AND ACTIVITY MANAGEMENT PLANS

9. The purchase of the property by the Council aligns with the LTP.

Do the recommendations of this report support a level of service or project in the 2009-19 LTP?

10. Yes

ALIGNMENT WITH STRATEGIES

11. The purchase of the property will fulfil the requirements of the South West Area Plan, the Awatea Variation to the City Plan and Plan Change 1.

Do the recommendations align with the Council's strategies?

12. Yes.

CONSULTATION FULFILMENT

13. Both the South West Area Plan and Awatea Variation were subject to full public consultation and as such the Council has met its obligations in this regard.

GENERAL

14. Meadow Mushrooms Limited property, situated on the corner of Wilmers and Halswell Junction Roads, has been bisected by the Southern Motorway which is due for completion in 2013. The factory site lies to the north of the motorway with the land required for the detention basin to the south with frontage to Halswell Junction Road. The Company has recently completed Stage 1 of its redevelopment programme on the Wilmers Road site with Stage 2 to be undertaken in the future as demand requires. The Stage 2 development will extend the facility southwards to occupy the remaining of the available area. The loss of the land required for the pedestrian/cycleway corridor will create problems for the discharge of stormwater from the site and as such the Company, as part of the agreement, has reserved the right to discharge along a 3.5 metre corridor shown as parcel A on the plan. This right will be protected by an easement but will not materially affect the cycleway corridor.
15. The severed land to the south will present the Council with an opportunity to provide supplementary treatment for the Halswell Junction wet pond which services the Halswell Junction Road Catchment. The wet pond is shortly to be enlarged by New Zealand Transport Agency to treat stormwater from the motorway. As the standard of treatment from the wet pond is lower than required the new basin will provide additional cleansing before it is discharged into the Wilmers Road quarry for ground soakage. Any overflow will be discharged into Knights Stream.
16. The basin is to be constructed at no cost to the Council by Fulton Hogan Limited, acting on behalf of NZTA, which needs the material for the construction of the Southern Motorway. Under a quid pro quo arrangement the company will provide the Council with an equivalent volume of material for the Wigram/Magdala Bridge embankment when required.
17. The eastern boundary of the basin will be created into the pedestrian/cycleway link between Halswell Junction Road and the subway under the motorway.

18. There is a possibility that there may be some minor alterations to the boundaries as a consequence of the integration of Stage 2 of the Southern Motorway which will have no impact on the final configuration or capacity of the detention basin. It is recommended that the Council delegate to the Corporate Support Manager authority to deal with these should they arise.
19. Agreement has now been reached with the Company to acquire the respective parcels on the terms outlined within the Public Excluded section of this report.

STAFF RECOMMENDATION

It is recommended that the Board recommend to the Council:

- (a) Purchase Parcels 1, 2 and 3, as defined on the attached plan, from Meadow Mushrooms Limited on the terms and conditions included in the Public Excluded section of the report.
- (b) Delegate to the Corporate Support Manager the authority to deal with any minor boundary adjustments with New Zealand Transport Agency should they arise as a consequence of alterations to the traffic layout arising out of the planning of Stage 2 of the Southern Motorway.