

PROPOSED WATER RESEVOIR - JOHN BRITTEN RESERVE

Officer responsible Parks Manager	Author John Allen
Corporate Plan Output:	

The purpose of this report is to declare part of John Britten Reserve a local purpose reserve (utility) to enable the building of a water reservoir to provide high pressure water to the extended living hill zone below the reserve as shown on the proposed city plan.

LEGAL ISSUES

The 35.8821 ha area known as John Britten Reserve being Lot 3 DP 62292 was purchased by the Christchurch City Council to preserve the scenic qualities of the reserve for future generations to enjoy. When the reserve was purchased in 1997 it was placed under Section 601 of the Local Government Act for a recreation ground, it being foreseen that part of the reserve would be required on which to establish a reservoir to provide high pressure water to the newly created living zone below.

Some flexibility was also required at the time of purchase to enable adjustments to the bottom boundary of the reserve to ensure that the reserve integrates properly with the developing residential area below, before it is classified under the Reserves Act. These bottom boundary adjustments have not been made as yet.

It has always been intended that once these adjustments have been made that the balance of the reserve would be declared a reserve under the appropriate section of the 1977 Reserves Act.

RESERVOIR SITE

The site proposed for the utility reserve is 600 sq metres in area, shown as Lot 1 on the attached plan to be declared as a local purpose reserve (utility). This area was chosen by Water Services and Parks Unit to ensure that both parties requirements are met. That is in the case of Water Services, the reservoir site has to be sited approximately 30 metre, + or -5 metres above the top of the residential zone, whilst Parks planners are keen to ensure that the reservoir is tucked away as far as possible so as to have a minimum impact upon the sky line as viewed from the park, and residential areas below. The site is situated adjacent to Mount Pleasant Road so that all pipe work to the residential areas below will be laid from the lot, down the road edge. The site chosen is large enough to enable a further reservoir to be erected at a later date should that be required.

RESERVOIR

The proposed reservoir will measure 13 metres in diameter by 4 metres in height being situated on a bench near the top of the local purpose reserve. It will be necessary to plant around the reservoir to integrate it into the stark landscape found on this section of the hill. Native planting will need to be undertaken above the reservoir to screen it from John Britten Reserve. Planting will need to also be undertaken on the roadside of the reservoir to screen it from the road in the long term. At present the pine trees on the road edge will partially screen the reservoir when it is constructed, however over time these will need to be removed.

Public notice as required by the Reserves Act 1977 has been carried out, with no submissions being received.

In order to complete the declaration as a local purpose reserve, it is necessary for the Council to pass the resolution in recommendation 1.

Recommendation:

1. That in exercise of the powers conferred on it by Section 14 of the Reserves Act 1977, the Christchurch City Council hereby resolves that the piece of land held by the Council in fee simple, and described in the schedule hereto, shall be, and the same is hereby declared to be a local purpose reserve (utility) within the meaning of Section 23 of the said Act.

Schedule

Part Lot 3 DP 62292 shown as Lot 1 on drawing number 22216/2 being part certificate of title 43B/35 (Canterbury Land District, Christchurch City) Area 600 square metres (subject to survey)

2. That the Council approve the building of the reservoir on the local purpose reserve subject to the following conditions.
 - (a) The Water Services Unit submit a landscaped plan to the Parks Manager for approval prior to commencing work upon the site. The Water Services Unit is to complete the implementation of the plan at their cost.
 - (b) The leased/construction area being maintained by the Water Services Unit in a safe and tidy condition at all times.
 - (c) The Water Services Unit is to obtain all necessary Resource and Building Consents before any development commences upon the site.
 - (d) All costs associated with the development, and subsequent maintenance of the associated buildings and structures on the site being paid for by the Water Services Unit.
 - (e) A bond of \$2,000 is to be paid by the successful principal contractor to the Christchurch City Council, Area Parks Officer, Linwood Service Centre before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.