

13. **WATERWAYS AND WETLANDS MANAGEMENT IN THE MARSHLANDS/SHIRLEY AREA (HORSESHOE LAKE CATCHMENT); REQUEST TO ALLOW PORTION OF WORK TO PROCEED**

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Corporate Plan Output: Advance Waterways and Wetlands Planning 9.3.21	

The purpose of this report is to seek the committee's approval to bring forward a portion of the Old No 2 and Snellings Drains' proposals, approved in principle at the December 2000 meeting, to enable work in the 2000/2001 financial year. The work can be achieved by substitution within the Water Services, now Parks and Waterways, capital works programme and this substitution can be approved at officer level. However the arrangements between the club and the Council have involved negotiations that Councillors should be aware of. Furthermore, proceeding with a staged implementation involves some risk for both the club and the Council and this also needs to be understood by the Committee.

**BACKGROUND**

Councillors will recall the presentation in December that described major waterway management proposals for the Marshlands/Shirley area involving Old No 2 Drain and Snellings Drain, each of which discharges into Horseshoe Lake. The scheme was approved in principle and will be implemented over the next few years. Schematics of the proposals are attached. One element of the scheme involves the replacement of concrete lining on the Old No 2 Drain where it passes through the Christchurch Golf Course. Plans have been agreed with the club that remove the deteriorated lining, realign the waterway, raise the invert level and contour and landscape the riparian margin. The work avoids the concrete replacement option and creates a significantly enhanced waterway environment at a cost similar to replacement.

The golf club has approached the Council seeking to have work through the course undertaken this year. It is anxious to complete work prior to a major tournament in October and also sees benefits for both the club and the Council in combining the waterway work with a subdivision development the club is carrying out on its southern boundary (Lake Terrace Road).

**FEASIBILITY**

The Council's Professional Services Group has checked the feasibility of progressing the work in the golf course in advance of other works on Old No 2 Drain and has concluded that a partial project is possible that would leave the concrete lining in place but carry out tree removal, contouring and grassing. The balance of the work would await land acquisition and other development north of the golf course as described in the earlier report. This partial option has been discussed in detail with the club's president and their consultant, Connell Wagner, and the club is keen to proceed.

**COSTS AND BENEFITS**

By splitting the golf course work into two projects the cost to the Council is increased in two ways: professional fees for design, documentation, consenting, tendering and supervision are increased by \$5,810 and the re-work required when the contractor comes back to complete the second stage amounts to \$5,800, a total of \$11,610.

The club has agreed that the surplus material from the waterway contouring can be disposed on site and this benefits the Stage I project costs by \$10,000.

Similarly, the benefit accruing to the club by proceeding in two stages is that excavated material from Stage I can be used to fill the club's proposed subdivision area. This benefit has a value of \$10,000 to the club.

One further consideration is that the club will be required to create an esplanade strip covering the waterway and its riparian margins. This protects the Council investment and ensures that the Council has an interest in perpetuity in ensuring that the objectives of realising a sustainable waterway environment are realised. It is not intended that there would be public access along this strip. The club has agreed that if the Stage I work can proceed it would not seek any compensation for the provision of this strip. The Property Unit has advised that it would assess the value of this contribution at 25 per cent of land value. Using a rural land value of \$5 per square metre for this area it estimates the value of the esplanade strip contribution at \$16,670.

The club has also agreed to undertake all planting required using plant material supplied by the Council and including the spreading of mulch material also supplied by the Council. Wai-Ora Forest Landscapes have valued this contribution at \$45,000, although this figure is necessarily on the high side because detailed landscape plans have not yet been prepared.

In summary, proceeding with the work in two stages will cost the Council an additional \$11,610 and provide the club with a benefit of \$10,000, a total of \$21,610. This should be weighed against the golf club's contributions of disposal on site, \$10,000; forgoing esplanade strip compensation, \$16,670; and planting and mulching, \$45,000, a total of \$71,670. It is suggested that no cash needs to change hands if Stage I proceeds separately.

#### **FUNDING**

Stage I work is estimated to cost a total of \$150,000. If the work is to proceed in the 2000/2001 financial year it will need to be by substitution and the proposal is that the funds from the Burwood/Woolston expressway land purchase item (\$128,000) which is not now required be used to fund the bulk of the contract. As noted, the detail of this can be approved at officer level.

#### **RISK**

Councillors should be aware that if they agree to Stage I proceeding there is a risk that the work may not be wholly suitable to a second stage project. This could arise, for example, if negotiations over land purchase north of the golf course fail and Stage II on the golf course proceeds without the upstream development in place. However, the risk is reduced when it is remembered that the Council could use designation to secure the land it requires.

- Recommendation:**
1. That approval be given to proceeding with a staged programme for waterway management on Old No 2 and Snellings Drains allowing work through the Christchurch Golf Course to proceed in the 2000/01 financial year
  2. That the Council note the agreements reached with the club as described in this report concerning disposal on site, planting and mulching contributions and the granting of esplanade strip without compensation.

**Chairman's  
Recommendation:** For discussion.