

16. PROPOSED LAND PURCHASE – 294 MAIREHAU ROAD

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The purpose of this report is to obtain approval to acquire 2965 m² of land currently owned by Telecom New Zealand Limited adjacent to Travis Wetland for a walkway.

INTRODUCTION

The Parks and Waterways Unit wishes to acquire a strip of Telecom land adjacent to Travis Wetland to provide safe access between Clarevale Park and the Anne Flanagan Walkway (Mairehau Road). See plan S3164 and locality diagram attached.

BACKGROUND

The area covers a remnant sand dune - sandy peat soil sequence. The swamp base of the filled land consists of flooded peat-land. The filled land is approximately 3 metres higher than the surrounding swamp-land. An area of 1.9170 ha of Travis Wetland was filled by Telecom some years ago to provide for a telephone exchange. A house was constructed in 1997 on a subdivided portion of the land. This house is visible from the far side of the wetland. Telecom have indicated they wish to subdivide a substantial portion of the remaining block.

NEGOTIATIONS OF PURCHASE

The land is zoned Living 1 under the proposed Christchurch City Plan. The rating valuation at 1 September 1998 for the land area of 2.3094 hectares was \$230,000. The property was valued on the Council's behalf by Ford Baker Valuation Limited and following discussions with the owners, agreement has been reached to acquire the land on the terms and conditions contained within the public excluded section of this report.

ADVANTAGES OF LAND ACQUISITION

In order to complete safe access over this part of the wetland from Clarevale Park in the south to Mairehau Road in the north there exist two options. Option A is to construct a boardwalk over soft ground at the base of the filled land. Option B, the best value for money, is to acquire the 10 metre wide strip and construct a compacted grit walkway along the edge of the filled land. This elevated walkway (3m) would provide a view out over the wetland giving a different perspective and the land strip would provide a buffer between future housing and the wetland (see attached photographs). Visual intrusion by housing is a current problem at the wetland.

CONCLUSION

The value of the wetland has been diminished by the intrusion of housing and other developments over the past few years. This is an opportunity to mitigate the adverse effects of further neighbouring subdivision. For approximately the same cost the land purchase option B would provide significant advantages over the boardwalk option A. However, maintenance costs would be \$2,400 per annum to maintain the additional park space.

SOURCE OF FUNDS

Provision has been included in the 2001/02 Parks and Waterways budget. The Reserves Purchase Programme for 2001/02 is attached.

The above report was considered by the Burwood/Pegasus Community Board at its meeting on 2 July 2001. The Board supported the above land acquisition proposal.

Recommendation: That, subject to the terms and conditions contained within the public excluded section of this report, the property being Section 1 and 2 with a total area of 2965 m² as shown on Plan 3164 sheet 2 be purchased.

Deputy Chairman's Recommendation: That the above recommendation be adopted.