

7. RECLASSIFICATION OF PART OF HUIA GILPIN RESERVE

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The purpose of this report is to recommend that part of Huia Gilpin Reserve which is classified as a recreation reserve, be reclassified Local Purpose (Public Utility) Reserve, to enable a water reservoir to be built on the reserve. Huia Gilpin Reserve is situated at the upper end of Huntsbury Avenue on the Port Hills.

The Council has delegated authority to the Parks and Recreation Committee to approve applications to change the classification or purpose of reserves held under the Reserves Act 1977.

APPLICATION

An application has been received from Fox and Associates Ltd, Consulting Engineers to the developers, to construct a reservoir on Huia Gilpin Reserve. The reservoir is required to service the expansion of the water supply network to the new areas zoned "living" in the Broadoaks subdivision and the upper part of Huntsbury Hill.

The reservoir must be located approximately 30 metres above the residential zone, plus or minus five metres, to enable the correct water pressure to be delivered to the residential areas below. Over recent years some of the reserve contribution payable from subdivisions on the hills has been taken as land on the uphill side of these subdivisions.

A number of further purchases have been made as land became available. This has been done to protect the visual qualities of the Port Hills as seen from Christchurch, and to provide pedestrian linkages to the Summit Road reserves. In a number of cases, as is the case here, this has and will, necessitate the siting of the water reservoirs in the reserve areas to service the residential areas below.

LEGAL ISSUES

It is proposed to site the reservoir on the Huntsbury Avenue road frontage of lot 22, DP28817 of 4.0570 hectares, being classified as a recreation reserve (Gazette 1999, page 3774). It is not possible under the Reserves Act 1977 to build a reservoir on a recreation reserve. Therefore part of this reserve will need to be reclassified "Local Purpose Reserve (public utility)" to enable the reservoir to be built. It is proposed that approximately 732 square metres of the Recreation Reserve be reclassified as Local Purpose (Public Utility) Reserve. Section 24 of the Reserves Act 1977 allows for the change of classification of reserves. This change of classification is subject to the Council publicly notifying the proposed change specifying the reasons for the proposal in accordance with Section 24 (2) of the Reserves Act 1977.

LANDSCAPE ISSUES

The site has been chosen after discussions with parks planners to ensure that the reservoir has the minimum impact upon the skyline within the operational constraints required for the reservoir. A landscape plan (copy attached) has been prepared for the site which will integrate the reservoir into the surrounding landscape.

Recommendation: That approximately 732 square metres of Huia Gilpin Reserve (being part of Lot 22 DP28817 of 4.0570 hectares), be reclassified Local Purpose (Public Utility) Reserve, subject to the following conditions:

- (i) The applicants obtaining all necessary resource and building consents before any development commences on the site.

- (ii) All costs associated with the reclassification of the reserve, and subsequent construction and maintenance of the reservoir and associated structures on the site, being paid for by the developers.
- (iii) The contractor undertaking the work showing proof of having obtained \$1,000,000 public liability insurance to the Parks and Waterways Policy and Leasing Officer.
- (iv) Compliance with the provisions of the Reserves Act 1977 with respect to the classification of the reserve.

Chairman's

Recommendation: That the above recommendation be adopted.