

9. RECLASSIFICATION OF PART OF HUIA GILPIN RESERVE

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Corporate Plan Output: Plans and Policy Statements (9.4.39)	

The purpose of this report is to seek the Board's support to recommend that Council resolves to reclassify part of Huia Gilpin Reserve which is classified as a recreation reserve, local purpose (public utility) reserve to enable the building of a water reservoir on the reserve. The reservoir is required to service the new Broadoaks Subdivision that is presently being built on Huntsbury Hill. The application has been received from Fox and Associates Limited who are the consulting surveyors working for the developers, Fulton Hogan. Huia Gilpin Reserve is situated at the upper end of Huntsbury Avenue on the Port Hills.

Introduction

The need for a reservoir is to expand the water supply network to the new areas zoned "living" in the proposed City Plan, specifically being required as part of the water supply infrastructure to service the Broadoaks Subdivision, and the higher part of Huntsbury Hill. The issue of the Huntsbury Spur water supply upgrade was reported to the City Services Committee at its meeting on 13 August 1996.

It is necessary that the reservoir is placed approximately 30 metres in height above the residential zone (plus or minus 5 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 that have been undertaken on the hills, has been taken as land on the uphill side of these subdivisions. A number of further purchases have been made of land when it becomes available. This has been done, so as 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 water reservoirs in the reserve areas to service the residential areas below.

Legal Issues

It is proposed that the reservoir be sited upon 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 upon 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 reserve (public utility) upon which to build the reservoir. 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 of classification 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 Unit 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.

Recommendations: That the Board support the recommendation that Council resolve to reclassify approximately 732 square metres off Huia Gilpin Reserve, which is a recreational reserve, local purpose (public utility) reserve, being part of Lot 22 DP28817 of 4.0570 hectares (Gazette 1999, P3774), subject to the following conditions:

1. That the applicants obtain all necessary resource and building consents before any development commences upon the site.
2. All costs associated with the reclassification of the reserve, subsequent construction and maintenance of the reservoir, and associated structures upon the site be paid for by the developers and Water Services Unit.
3. The contractor undertaking the work is to provide proof of having obtained \$1,000,000 public liability insurance to the Parks and Waterways Policy and Leasing Officer.
4. Compliance with the provisions of the Reserves Act 1977 with respect to the Classification of the Reserves.