

## 21. SHORTLAND RESERVE EXCHANGE

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Corporate Plan Output: Reserves Purchases 9.4.58	

The purpose of this report is to update the Board on progress regarding the Shortland Reserve Exchange, approved by the Council in April 2000.

### BACKGROUND

In April 2000, the Council approved the exchange of the existing Shortland Reserve (6,207m<sup>2</sup>) in favour of a new reserve on Wainoni Road (1.1510 ha).

This exchange was promoted on the basis that the Council could facilitate the following outcomes:

1. Clean up the old timber yard contamination which has existed for over seven years;
2. Provide a larger, more open, and safer reserve with a wide connection with Aranui High School grounds;
3. Remove a non-complying industrial use from the residential area - Benny Concrete.

This approval was conditional on various conditions including the following:

1. Prior to the exchange the Council is required to publicly notify the proposed exchange under Section 15 of the Reserves Act 1977, hear any objections, and following any hearing obtain Department of Conservation approval.
2. A notified resource consent is also required under the City Plan provisions.
3. Confirmation by the developer that the Benny Concrete site is included in the redevelopment proposal.

### CURRENT SITUATION

No further action has been taken to date because of lengthy negotiations with the landowners. However, in the week starting 13 May 2001, Council was advised by the consultants that the parties have agreed on the terms of contract for the subdivision and the Council can now proceed to advertise the necessary consents.

The land exchange and subdivision consent process is likely to be a lengthy one involving full notification of all neighbours and affected parties, a hearing of any submissions, and finally, consent by the Minister of Conservation. This could take three to four months.

### CONCLUSION

Decontamination and subdivision of the timber yard site is expensive (\$500,000 - \$600,000) and it has not been economic to proceed with this work on its own. The addition of the Benny Concrete and Council reserve exchange now has the potential to clean up this long-standing problem and create an asset for the surrounding area.

It is acknowledged that some neighbours to the existing Shortland Reserve will lose their boundary (direct access) to the existing reserve, and this may concern them.

However, the multiple benefits of the proposal are still believed to warrant a full public analysis via the consent and exchange procedures.

**Recommendation:** That the information be received.

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