

### 13. RETURN OF PART OF CLEARED FORESTRY LICENCE AREA FROM SELWYN PLANTATION BOARD

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| <b>Officer responsible</b><br>Parks and Waterways Manager  | <b>Author</b><br>John Allen - Policy and Leasing Administrator, DDI 371-1869 |
| Corporate Plan Output: Consents; Sub Output: Leases 9.4.10 |                                                                              |

The purpose of this report is to gain the Council's approval to give notice to the Selwyn Plantation Board of the Council's intention to regain approximately 8.313 ha of the forestry licence area in accordance with the requirements of Section 3 of the Forestry Licence between the Christchurch City Council, being the lessor, and the Selwyn Plantation Board and Selwyn Plantation Limited, being the licensee.

#### CONTEXT OF REPORT

The area (see attached plan) that the Council wishes to regain out of the present forestry licensed area has recently been felled. Therefore it can be regained without compensation payable to the Selwyn Plantation Board, as would have been the case if trees were growing upon the area.

The radiata pine tree crop has a 30 year rotational cycle (growing cycle). It is necessary therefore for the Council to plan 30 years ahead with the development of Bottle Lake Forest Park in accordance with the Bottle Lake Forest Park Management Plan, which was completed in 1999. This ensures the plan is implemented without the need to pay the Selwyn Plantation Board compensation for trees that are removed before they reach maturity.

It is necessary for budget appropriation to have been made before regaining these areas. This enables the areas to be cleared and maintained to a reasonable standard to ensure that the areas do not become a fire hazard to the adjacent plantation.

When preparing this report officers were mindful of the limited budgets available for the development of Bottle Lake Forest Park over the next five years and the necessity to retain tight control over budget expenditure over the next five years. The endorsement of the officer's recommendation will have a two pronged effect on the Council's budgets. The first effect is to reduce the area of land available for growing trees to the Selwyn Plantation Board of which the Council is a shareholder, thereby reducing the financial return to the Council over time. The second effect on the Council's budgets is to require funding to develop and maintain these areas.

The report is referred to the Board for comment, prior to referral to the Parks, Gardens and Waterways Committee for making a recommendation to the Council.

#### RELEVANT CURRENT POLICY

The areas that it is proposed to take out of the Forest Licensed Area are a small proportion of the total area identified for development in the Bottle Lake Forest Park Management Plan known as the park headquarters area. The park headquarters area is the most intensive development area planned for the park. A series of picnic areas will each have a distinctive vegetative theme. Development of visitor services in this area will have an effect on the use of the forest. This in turn will influence further complementary developments in the park headquarters area.

As required by Section 3 of the Licence, officers of the Christchurch City Council and the Selwyn Plantation Board have met to determine the area of the cleared land that will be required by the Christchurch City Council over the next growing cycle (3.2(d)). The Council must give notice to the Selwyn Plantation Board on or before 30 June in each year during the continuance of the licence that the Council wishes to resume control of the above mentioned licence area, hence the reason for this report.

#### DESCRIPTION OF PROPOSAL

The two areas that officers are recommending that the Council resume control of and take out of the licence area are described below:

1. The first area is approximately 3.942 ha in size situated to the south of the new visitors centre at the Bottle Lake Forest Park entrance as outlined on the attached plan. Activities in this area will be enhanced by the new visitor information centre in a themed forest setting. The proposed arboretum will add to the current forest experience and be of both recreational and educational value. Together with proposed picnic areas, the arboretum will complement the more physical activities associated with the forest tracks. Development of this area will also provide for some much needed gathering areas for forest based events.

2. The second area of approximately 4.371 ha is located behind the properties bounding the east of Waitikiri Drive, having frontage onto the Landfill Road (private road) and Waitikiri Drive to the north of the properties. The area is designated as a picnic area in the Management Plan in forest setting, being noted in section 10.2 of the plan which is entitled "Park Headquarters Development". This area is also the site of a proposed new roading pattern and entrance to the park as indicated in the plan. Entrance and roading patterns are yet to be designed in detail but it is necessary to acquire the land now between forestry rotations to avoid paying compensation costs by acquiring the land at a later date. There is also a need to widen the firebreak between residential properties adjacent to Waitikiri Drive and the plantation area.

At the time of the Management Plan's preparation it was proposed that a sports park be provided south of Bottle Lake Plantation upon the former Burwood Hospital land once the block subdivision of this area was complete. This will now not go ahead because the reserve contribution was taken to extend the green edge corridor from Travis Wetland through to Bottle Lake Forest Park. There has been some suggestion that a sports field may be able to be accommodated between the Waitikiri Drive residential area and the proposed new road entry into the park. If this proposal is promoted some time in the future, it will be necessary for further public consultation to be undertaken as it differs substantially from the landscape proposal plan promoted in the Management Plan.

#### **ISSUES FOR CONSIDERATION**

Finance is available in the current year's budget to undertake the clearance of the areas it is proposed to regain from the Selwyn Plantation Board licence area. Budget appropriation will need to be made in future years for the development of these areas. However, once the areas are cleared they will be able to be maintained in a non-fire hazardous state until further detailed planning can be undertaken and budget appropriation made.

**Recommendation:** That the Board recommend to the Parks, Gardens and Waterways Committee:

1. That the Council give notice to the Selwyn Plantation Board and Selwyn Plantation Board Limited that the Council wishes to retain 8.313 ha of the forestry licence area as denoted on the attached plan.
2. That the Selwyn Plantation Board and Selwyn Plantation Board Limited be notified by 30 June 2002 that the Council wishes to regain this area.

#### **Chairperson's**

**Recommendation:** That the above mentioned recommendations be adopted.