

9. ASSESSMENT OF THE PROPOSED SPENCERVILLE SUBDIVISION

General Manager responsible:	General Manager Strategy and Planning, DDI 941-8281
Officer responsible:	Programme Manager Healthy Environment
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PURPOSE OF REPORT

1. This report provides a response to a deputation to the Council's 1 March 2012 meeting by Mr John Fowler. Mr Fowler asked the Council to consider his proposal for a subdivision of 113 lots (20 hectares) on the Council-owned forest park land neighbouring Spencerville. This report assesses the feasibility of the Spencerville subdivision proposed on behalf of Fowler Developments Ltd.
2. The report considers the issues surrounding the Council's willingness to consider a subdivision on this land (though not at the detail that would be undertaken through a formal RMA analysis). Consideration of this is further complicated by the fact that the proposal also requires the Council to consider the sale of Council owned land to facilitate the development. The final issue is that to address Mr Fowler's vision, the Council would need to consider some loss of value to its asset, and the use of other financial 'sweeteners' to enable the development to replicate the lifestyle sized sections of Brooklands in a new location at an 'affordable' price.
3. In proposing this report staff have addressed the technical, financial, and legal issues the Council needs to address. The report recognises Mr Fowler's genuine interest in creating a development that would serve the desires of parts of the Brooklands community to replicate their current situations following the impact of the earthquake. In discussing his ideas with Council staff Mr Fowler has been fully aware of the challenges presented by his proposal, and this openness has been appreciated. Nevertheless the Council is effectively being asked to make a decision on a range of matters that have implications for this site and for wider recovery across the city.
4. The report concludes that the Council should not agree to consider the sale of land to Mr Fowler for the purpose of allowing him to pursue a plan change and subdivision of land at Spencerville. The reasons for this are detailed in the report below.

EXECUTIVE SUMMARY

5. At the Council meeting on 1 March 2012 Mr Fowler advised that around 70 Brooklands residents are interested in the proposed subdivision. He noted that this number reflected people that had approached him, or had responded to a small survey. He indicated that additional people may be interested if the prospect of a new development was more assured. He also indicated that many people had already made decisions to move away, notably to Kaiapoi, where land, and price packages were attractive to some members of the Brooklands Community. These residents will need to move from Brooklands due to land damage caused by the September 2010 earthquake. This has resulted in 417 properties (82 percent) in Brooklands being zoned red by CERA.
6. Many Spencerville properties have also been severely damaged by the September 2010 earthquake and have been deemed un-repairable. Unlike Brooklands, Spencerville has been zoned green and land is classified under Technical Category 3 (TC3) for re-builds and new subdivision development.
7. Any future residential use of the land has a large number of planning and resource management issues to address. At a policy level the land falls outside the agreed metropolitan urban limits in the Regional Policy Statement (RPS), (Chapter 12A) and its development would require Ecan to initiate a change to the urban boundary. This would be difficult to justify as the limits have just been agreed, and incorporate additional capacity for earthquake displacement. It would further require a change to the City Plan to rezone the land. This report provides a technical overview (preliminary only) but identifies that there are also significant geotechnical and hazard issues which would need to be addressed for any plan change to succeed. An alternative route to a plan change would be to apply for a land use consent however the potential for this to succeed is considered highly unlikely due to conflict with policies and objectives of both the RPS and the District Plan.

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8. The proposed subdivision site is considered vulnerable to a number of natural hazards. Property in Spencerville has sustained high levels of damage from recent earthquakes. Given its two to three metre elevation above sea level it is at risk from flooding from the Styx and Wamakariri Rivers and tsunami inundation to a greater level than that expected for the rest of Christchurch.
9. Any possible subdivision is expected to be classified TC3, meaning that buildings will require substantial load bearing foundations to meet stricter building codes. Council engineers state that foundation construction of this type significantly increases development costs in the range of \$50,000 to \$80,000. Development costs, and hence section prices, in TC3 areas may be similar to TC1 areas where additional foundation work is not required meaning that overall costs will be higher. Insurance cover is currently unavailable for new subdivisions on TC3 land and any future cover is likely to include high deductibles due to flood and earthquake risk in the area.
10. One of the development's key features is its proposal to provide land 'exclusively' to offset the loss of the community at Brooklands. It is owned by the Council and currently subject to a commercial forestry licence with Matariki Forests for 30 years. Offering up Council land for subdivision for a specific part of the community has not been done previously and carries the risk of setting a precedent. Should this proposal proceed then other red-zoned communities such as Bexley might expect similar treatment from the Council or government.
11. Any proposal by the Council to sell land to Mr Fowler or any other party to pursue a rezoning proposal would also require a renegotiation of the licence. To remove 20 hectares of land out of production forestry will cost the Council approximately \$235,000 in carbon credits under the Emissions Trading Scheme. Bottle Lake Forest Regional Park is extensively used by the general public as a recreational area. Although the area identified does not remove or encroach on existing recreational routes, loss of land from the park for urban development might be seen by other parts of the community as unacceptable.
12. The Council also faces a range of policy issues should it consider selling parts of its land holdings. Current policy would require the Council to publicly tender any proposal, and if the Council is convinced that the outcome hoped for by Mr Fowler is to be realised, the Council would need to offer to sell the land on a similar basis to any party, ahead of that party pursuing a rezoning proposal.
13. On the basis of the above it is considered that the Council should not seek to sell any land in the Spencerville area to facilitate additional development capacity. Any party is able to test a private plan change under the RMA on land in the Spencerville area. The preliminary analysis undertaken for this example highlights the technical and financial barriers to achieving this as well as the significant policy matters that would need to be satisfied for any similar proposal to succeed.

FINANCIAL IMPLICATIONS

14. The proposed Spencerville subdivision is located on Council property known as the Burwood Forest Park which, along with Chaney's Plantation, is held under one Forestry Licence for a 30 year term from 1 April 1990. Under the Emissions Trading Scheme, carbon credits apply to these sites and any change of use will cost an estimated \$235,000. It is not known what site works or improvements are present. These would need to be quantified and financial compensation allowed for. Legal advice is required in order to fully understand the Council's financial obligations under the forestry licence agreement and Emissions Trading Scheme.
15. The proposed subdivision land is currently classified Rural 1 Coastal. If it is rezoned to Rural Residential then the land value is estimated by Property Consultancy staff to be valued at approximately \$250,000 per hectare, \$5 million for 20 hectares. A detailed evaluation of the proposed subdivision will need to be undertaken if the Council is to proceed with sale of the land.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

16. No. The proposed subdivision is very recent and was not envisaged by the LTCCP.

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LEGAL CONSIDERATIONS

17. The residential development of this land would require a plan change to rezone the land in the City Plan and a change to the RPS urban growth provisions. A plan change has not been initiated and would require a full assessment of the implications of the proposal, including a geotechnical assessment in order to meet the Department of Building and Housing requirements for plan changes for residential developments.
18. The existing Forestry License has two 30 year rights of renewal and is presently administered by Matariki Forests. The total land area covered in the licence schedule is 1299.182 hectares. The Council has provision under clause 3.4 to withdraw up to five percent of the total area in any 30 year period.
19. Under the licence the area able to be withdrawn is: 64.9591 hectares
Area withdrawn under the Recovery Park activity is: 42.2130 hectares
Balance available to be withdrawn: 22.7461 hectares

The five percent balance available adequately accommodates the 20 hectare subdivision.

Have you considered the legal implications of the issue under consideration?

20. Yes, see above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

21. The proposal was not foreseen at the time of preparation of the LTCCP. It is in conflict with Activity 6.3 Management Plan for Regional Parks, as it would be reducing the level of public open space in the area.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

22. No, in fact it has a negative impact on delivery of services for regional parks. It will degrade quality of and level of public open space within the area, with respects to provision of wilderness experience within easy reach of urban areas.

ALIGNMENT WITH STRATEGIES

23. This proposal does not align with the Greater Christchurch Urban Development Strategy and the provisions for this in the RPS. The proposal would also reduce the provision of open space and would not align with the goals of Council's Public Open Space Strategy.

Do the recommendations align with the Council's strategies?

24. No, the proposed subdivision sits outside the RPS Chapter 12A urban boundary and the intentions of the Urban Development Strategy.

CONSULTATION FULFILMENT

25. Council staff have undertaken an initial assessment of the subdivision proposal, no public consultation has taken place.

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STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Declines the invitation to consider the sale of 20 hectares at Spencerville to Mr Fowler for the purpose of pursuing a rezoning of the land for residential purposes.
- (b) Notes that any party has the opportunity to seek a rezoning of land or land use consent for residential purposes pursuant to the provisions of the RMA 91.
- (c) Notes that the issues raised in this report as a preliminary analysis of this proposal will to a greater or lesser degree be relevant to any future development proposed that may be generated in the Spencerville locality.
- (d) Thanks Mr Fowler for his attempt to identify and explore opportunities to relocate Brooklands' residents in the Spencerville locality.

BACKGROUND (THE ISSUES)

- 26. As a result of the September 2010 and February 2011 earthquakes, land around the Brooklands residential area has been extensively damaged. Land and property assessments by Tonkin and Taylor and EQC have led to red zoning of 417 of the 510 properties in the area by Government on 23 November 2011, followed by an offer for purchase.
- 27. Many residents chose Brooklands for the rural outlook, proximity to the coast and its close-knit community. A support group has established (www.earthquakechch.com) to centralise liaison with local authorities and to seek solutions for staying in the area. John Fowler's survey of residents found that approximately 70 households are interested in the proposed Spencerville subdivision. Many others are choosing to move to rural areas in the Waimakariri and Selwyn District Councils.
- 28. The proposed Spencerville subdivision, consisting of 113 sections, is approximately three kilometres south of Brooklands (**Attachment 1: Figure 1**) in part of Bottle Lake Forest Regional Park.
- 29. The proposed Spencerville subdivision has been discussed by Fowler Developments with senior staff of both CERA and Christchurch City Council. A private plan change has not been lodged, although John Fowler has indicated that he would like to have sections for sale by September 2012. This is an unrealistic timeframe.
- 30. Discussions with Mr Fowler have highlighted his intent to try and provide a 'solution' to some of the existing residential landowners in Brooklands. This is predicated on the basis of a desire to remain residing locally, and also in a similar lifestyle configuration. There is an interesting conflict in the intention to provide larger sections (though these also have a stormwater management function), at lower cost. There have been suggestions that the Council as the landowner should reduce raw land costs, and reduce fees to assist in the affordability of such sections for the residents of Brooklands. However, as Mr Fowler noted in response to a question, the development needed to remain a commercial proposition for him (or presumably any other developer involved). Such a pre-condition creates many issues for the Council, notably the risk of creating a potential solution for one community, but not extending a similar option to other equally devastated communities across Christchurch.
- 31. That the Council is the current owner of the land is one factor, but equally the Council could be invited to purchase land at say Prestons, and on sell it cheaply to residents from the red zones to support their needs as well. If any proposals were to be considered, the Council would need to maintain equity across the city, and in a commercially neutral manner, which would make many of the aspirations of Mr Fowler unachievable. There is an inherent attraction in the proposal of a community being able to be re-establish in a similar manner, and price point to where they were prior to September 2010. However, there are some serious impediments to achieving this in practice, and considerable equity issues in doing so for a small group in the community.

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32. There is also a suggestion that many of the Brooklands residents are relocating to Kaiapoi, as it remains the only affordable option. While the direct loss of residents is not desirable, it is understood that Kaiapoi and options in the Waimakariri District also reflect some lifestyle choices. In responding to the earthquakes it is impossible for any of the authorities to ensure that land at the right price and in the right timeframe is put onto the market at a specific time, and some redistribution of communities unfortunately will need to be accepted. The issue of land availability is constantly under review by the Council and CERA together with efforts to make land available in the market.

Planning Considerations

33. The suggested Spencerville subdivision is approximately 19.3 hectares in size and set to be located on the southern boundary of Spencerville (Attachment 1: Map 1). Its elevation is two to three metres above sea level, equivalent to that of neighbouring Spencerville. This land was cleared of plantation trees in 2010.
34. The suggested Spencerville subdivision is to occupy parts of three parcels of the Bottle Lake Forest Regional Park land, parcels 66, 67 and 68 (Attachment 1: Map 2 and Table 1). These land parcels are owned by the Council and are Fee Simple land, zoned Rural 1 Coastal. Council can sell this land without any restrictions relating to the Reserves Act. The Council has a policy of publicly tendering properties for sale unless there is a clear reason for doing otherwise. As the land is used as a park, if a change to that use is proposed then Council (as owner) will need to consider a public notice or consultation in relation to this as required by section 138 of the Local Government Act. A plan change or resource consent will be needed to change it to residential status.
35. The proposed development is outside of the urban limit boundary (Chapter 12A) of the Regional Policy Statement, which was recently approved by the Minister for Canterbury Earthquake Recovery. The urban limits approach sought, ahead of the earthquakes, to contain development in the small coastal communities within their existing boundaries. This was based largely on issues of natural hazard risk, and the desire to concentrate development in key nodes. The amendments made to the urban limits in response to the earthquakes provided for significant additions of land at Prestons, Highfield, and around Kaiapoi in Waimakariri District, to replace the lost quantum of land in these areas. No additions were made to the small coastal communities. Any proposal to now consider rezoning of the land would therefore be inconsistent with the approved RPS. It would require Ecan to also initiate a change to that document, which unlike a Private Plan Change, can only be initiated by the (Regional) Council.
36. The proposal also does not achieve the 15 dwellings per hectare required by Chapter 12A. The section size is in response to the larger sections sought by Brooklands residents and also to deal with stormwater. As the development would replace existing low density residential development in Brooklands, rather than creating additional low density development, a case might be made for this proposal to be considered as an exception to the normal density requirement. A change to the RPS will be required before such a plan change is approved.
37. There are also a number of 'commercial' private plan changes being explored by developers for the Lower Styx area, Suburban Estates Ltd. already has a plan change lodged, Plan Change 36, for 361 & 373 Lower Styx Road, Spencerville (Attachment 1: Map 3). The subdivision proposes to provide 68 sections. The Council has been waiting for a response from the developer for some time, following a request for further information. As of October 2011, the developer notified the Council that it did not wish to withdraw the plan change. This or any other plan change would need to be assessed against the type of technical and resource management evaluation, covered briefly in this report. However in those instances, the market is not seeking to use Council land, or implying the need for the Council to also facilitate the affordability of any subsequent development.

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38. Part of the justification for the proposed Spencerville subdivision is understood to be to provide sections for Brooklands red-zone residents. It may be difficult to ensure that sections are sold to Brooklands residents and not on-sold to non-Brooklands residents. Creating affordability by discounting land value and development costs for one small community creates significant equity problems for the Council, and there is little opportunity for the Council or developer to ensure that the benefit will be confined to affected Brooklands residents, and how they could be guaranteed. This has not been done for any other community and creates a potential precedent risk.
39. Similar justification relating to red-zone residents has been given as the reason for other proposals outside of the urban limits and could lead to the Council and government facing further similar proposals. The fact that the land is Council-owned is likely to make any decision to agree to this proposal as an exception to Chapter 12A, a very sensitive issue. There is also a risk that the Council, as both land owner and regulator, would be seen to be favouring its own proposal over others. In addition, if the Council is seen to be giving preference to one red-zoned community then it is highly likely that other communities, such as Bexley will expect similar treatment to find greenfield land.
40. Infrastructure is available. Sewer can be serviced as the capacity can be transferred from Brooklands. Although the existing trunk is damaged it is a high priority for repair (next 18 months – two years). No separate provision is proposed for stormwater. This could be dealt with through on site soakage on the 92 larger sites (1,000–1,200 metres squared) in conjunction with road swales. Separate storage/treatment would be required for the 21 smaller sites (400-600 metres squared) and potentially the commercial area. Further information on this would be required before proceeding with a plan change. Water supply options are available.
41. Traffic is unlikely to be an issue, particularly with the reduction of housing at Brooklands. Some matters of detail may need to be resolved, e.g. the road connection to Lower Styx Road.
42. Provision of 1.6 hectares of commercial land appears to be excessive. Further information on this would be required before proceeding with a plan change.
43. Land contamination has not been investigated. Further information on this would be required before proceeding with a plan change.

Natural Hazard Information

44. The proposed Spencerville subdivision site is not within the Variation 48 flood management area or ponding area. This does not mean that the site is not subject to flooding as Spencerville is at risk due to its location within the Lower Styx Ponding Area and, without further protection, would flood under 1 metre sea level rise. Protection measures could be established, but whether this is an appropriate response when the situation is likely to get progressively worse would need to be questioned.
45. Modelling undertaken by GHD (1990), shows flooding of the site from the Waimakariri River with depths up to two metres and velocities up to 0.5 metres/second. This level of flooding assumes failure of the existing protection system and outflow onto the floodplain. In 1990, the level of protection from flooding was at about a 1 in 100 year standard. Today, with the completion of the secondary stopbank and repairs to the lower Waimakariri River protection works following the 2010/2011 Canterbury earthquakes, the level of protection is now at a 1 in 5000 year standard.

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46. The Spencerville area is susceptible to tsunami inundation, with the impact (area and depth) dependent on tsunami scenario, but less so than Brooklands. The draft 1868 tsunami scenario (modelled December 2011) shows that there would be minor flooding of the proposed subdivision site on its northern boundary in a similar event. A distant source tsunami, arriving at Mean High Water Springs ("near-worst-case") is predicted to be between 3.5 and 4.5 metres in height, inundating Brooklands with between 1.1 and 1.5 metres of water. ECan is currently remodelling the 1868 scenario for the Brooklands/Spencerville area due to some discrepancies in the December 2011 modelling results¹. The site is also at risk of flooding from a local source tsunami (return period of 2500 years).
47. Sea level rise of one metre (mid range estimate for year 2100) in combination with a 50 year return period storm, would not cause flooding, although the proposed site would be flooded with a two metre sea level rise. Filling and/or flood protection works may be able to deal with these issues, but this site may require progressively greater protection measures over time.
48. Earthquake damage surveys identified liquefaction in Spencerville but were not assessed at this site because surveys concentrated on urban areas (Attachment 1: Map 4). The 1998 ECan liquefaction study identified the area as having high potential for ground damage and liquefaction with both high and low water tables. Based on general distribution of soils and geomorphic location of Brooklands and Spencerville, ground damage potential from liquefaction would be similar at both locations. Occurrence or not of liquefaction can be very site-specific and appropriate investigations would be required to determine the nature of the soils at the proposed subdivision site.
49. Earthquake damage occurred to the sewer pipe and pump station running through the site. The Tonkin & Taylor / EQC land damage map shows that a considerable number of Spencerville houses will have to be rebuilt (Attachment 1: Map 5). Spencerville is classified as Technical Category 3 (TC3), which has significant cost implications for building houses due to the deep geotechnical investigations and specific engineering foundation design required. If the proposed subdivision site is TC3, it may make the subdivision much less attractive to Brooklands red-zone residents.
50. In summary the issue remains one of risk. There is continued risk associated with possible development in low lying areas, and given the possibility of future earthquakes there remains a significant ground stability risk. While these could be engineered away this would involve considerable cost given the heightened level of risk at present, and the opportunity to appropriately house residents elsewhere in the Christchurch area, pursuing the development of this area does not seem warranted.

Construction and Financial Considerations of Building on the Site

51. In November 2011, the Department of Building and Housing issued guidance on repairing and rebuilding houses affected by the Canterbury earthquake. On TC3 land there is currently only one suggested foundation solution for new dwellings. This is a deep piled raft option that is expected to only be suitable when a dense bearing layer is at a depth of less than 10 metres. Specific design will be required for any deep piled raft option or any alternative designs and will need to be undertaken in consultation with a geotechnical engineer. Council's engineers estimate that the marginal cost of foundations when building on TC3 land is in the range of \$50,000 to \$80,000 higher than compared to TC1. This additional cost for such foundations comprises: site specific ground testing (approximately \$10,000 to \$15,000); engineering designing (approximately \$3,000 to \$5,000); and construction. These estimated costs are prepared without geotechnical knowledge of the site. Fowler Developments Limited suggested that lots could be sold for \$130,000 to \$170,000, if however they are on TC3 land, then the effective cost is likely to be in the vicinity of \$180,000 to \$250,000 to account for additional foundation costs.

¹ The results of this work will not be available until April 2012.

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52. The Council's insurance advisor Aon states that insurers are currently not offering new cover for residential properties located on TC3 land within the Canterbury area. There may be some exceptions, however without full geotechnical reports and building specifications it is not possible to provide confirmation either way. Should cover be available in the future, terms would no doubt include high deductibles due to flood and earthquake risk in the area. This means that until the insurance market changes, purchasers of lots in the proposed subdivision are unlikely to be able to insure new homes.

Burwood Forest Park and Chaney's Plantation Forestry Licence and Carbon Credits

53. In addition to the licence and planning constraints outlined earlier in this report (section 12-14), carbon credits apply to forestry land and any change of use will cost an estimated \$235,000 for the 20 hectare site. The Council will need to financially compensate the forestry company for any loss of site works or improvements. Further detailed legal advice would be required to understand the Council's full obligations under the licence agreement and Emissions Trading Scheme if the proposal was to proceed any further.
54. The sale of parts of Bottle Lake forest would also trigger the Council's policy on the public sale of land. It would be contrary to the Council policy to only deal with Mr Fowler, despite his initiative in putting the land forward. Similarly Mr Fowler's package relies on achieving ownership cheaply enough to enable him to pass this saving on to his Brooklands based clients. If the Council is prepared to consider this it would need to offer this to other parties as well. There is no guarantee that the outcome sought would be robust enough to achieve the positive legacy Mr Fowler is trying to create.

Natural Environmental Considerations

55. The proposed subdivision site was previously planted with pines but harvested between 2009 and the end of 2010. Natural values are limited over most of the area, although there is a small patch that was never planted in pines and which still exists today (Attachment 1: Map 2 - see Area A, marked in red). Due to its orientation, this appears to have been a dune slack - a semi-saline wetland that developed in a hollow between dune ridges. Such vegetation is found between Spencerville and Brooklands in similar areas, although much has disappeared in recent years despite recognition as an Ecological Heritage Site in the City Plan. A field inspection will be required to confirm if this site is of botanical significance.

Parks/ Recreational Considerations

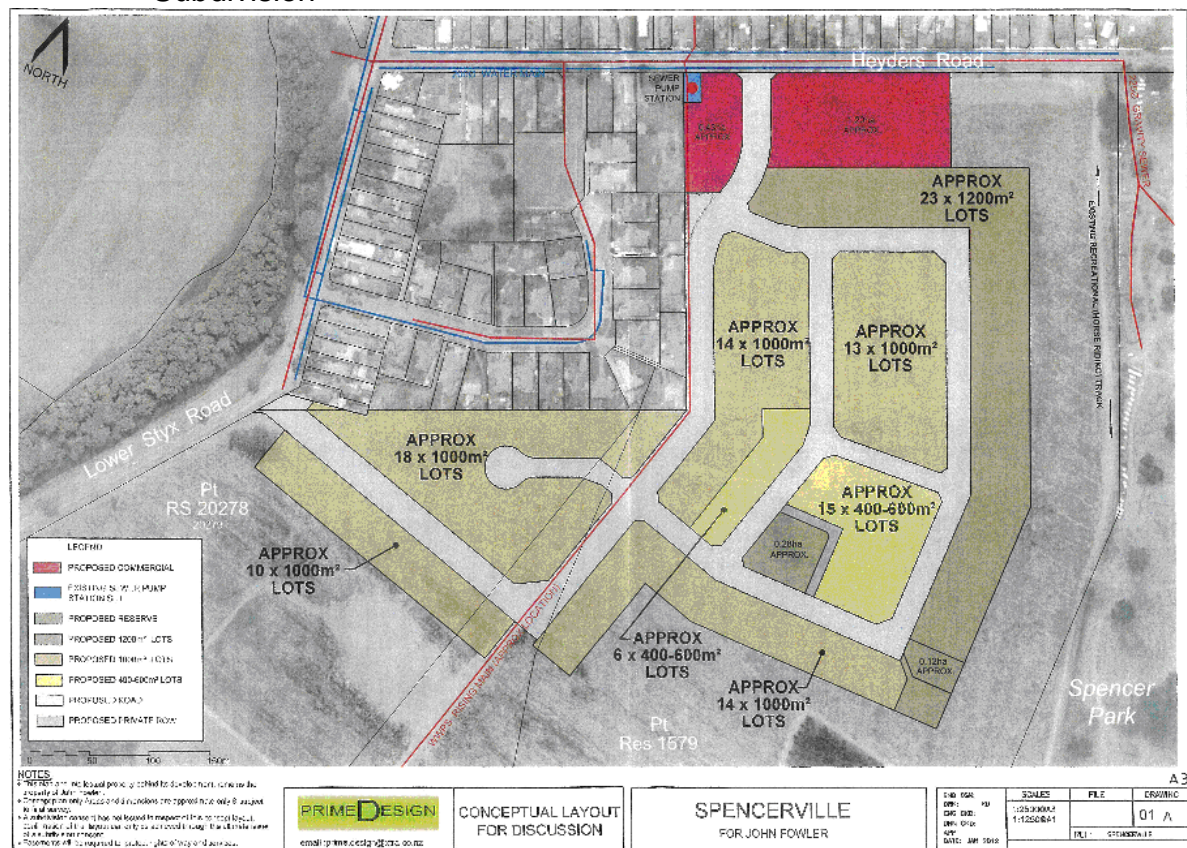
56. There has been no public recreational access, nor identified need for such access through the proposed subdivision site into the Bottle Lake Forest Regional Park. The only recreational facility/activity in the vicinity of the proposed development is the horse trail, shown on the Fowler Developments Ltd conceptual layout plan (Attachment 1: Map 1 on the right). The Spencerville layout also shows a 0.28 hectare corner reserve. This is not needed due to sufficient local park space with sport and play facilities contained within the adjacent Spencer Beach Holiday Park Reserve.
57. Given the high profile and public use of Bottle Lake Forest Regional Park, even though this proposed subdivision site is not a key recreational site, any loss of park land to subdivision is expected to raise public pressure on the Council to offset this loss through acquisition of land into the park from elsewhere.

Attachment 1 Illustration Material Pertaining to the Proposed Spencerville Subdivision Area

Figure 1. Showing location of the proposed subdivision at Spencerville



Map 1. Concept plan for 113 sections, 19.3 ha, on the proposed Spencerville Subdivision



Map 2 Showing Spencerville and surrounding forest sections, in grey, that are part of Bottle Lake Forest Park and location of a potential dune slack, Area A

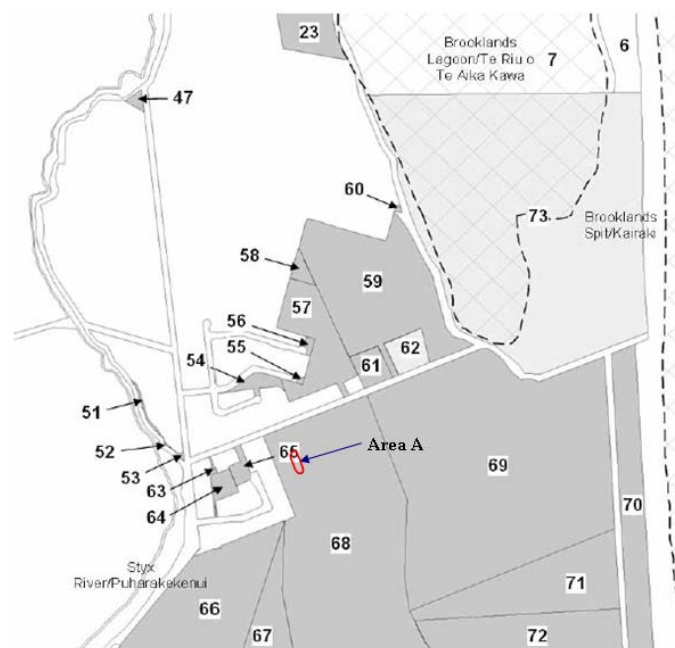


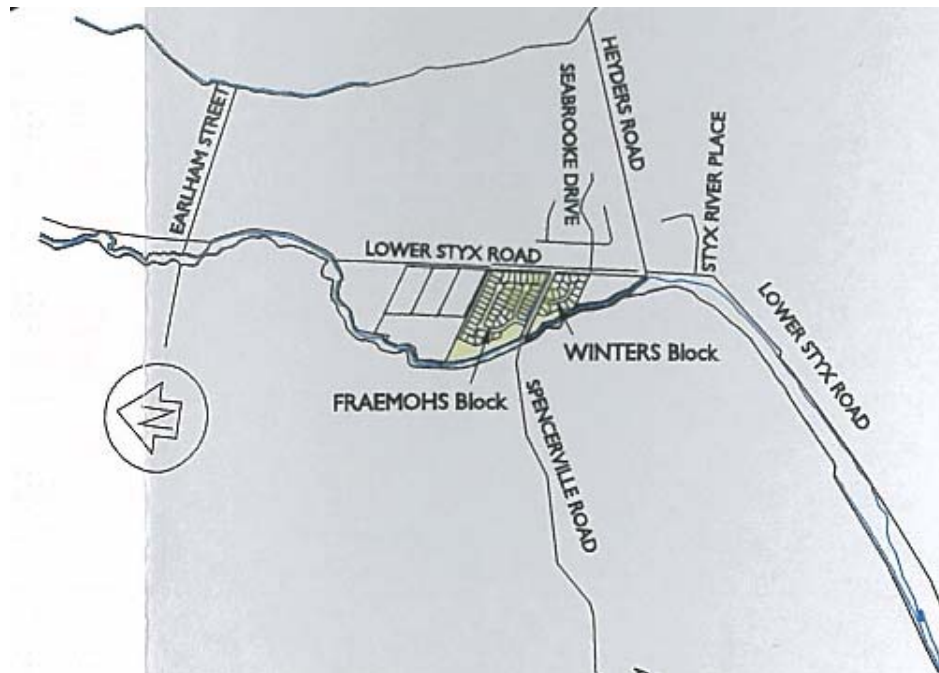
Table 1 Descriptions of sections (highlighted) within the Bottle Lake Forest Park covered by the proposed subdivision

BROOKLANDS LAGOON/TE RIU O TE AIKA KAWA AREA
PARKS MASTER PLAN August 2010

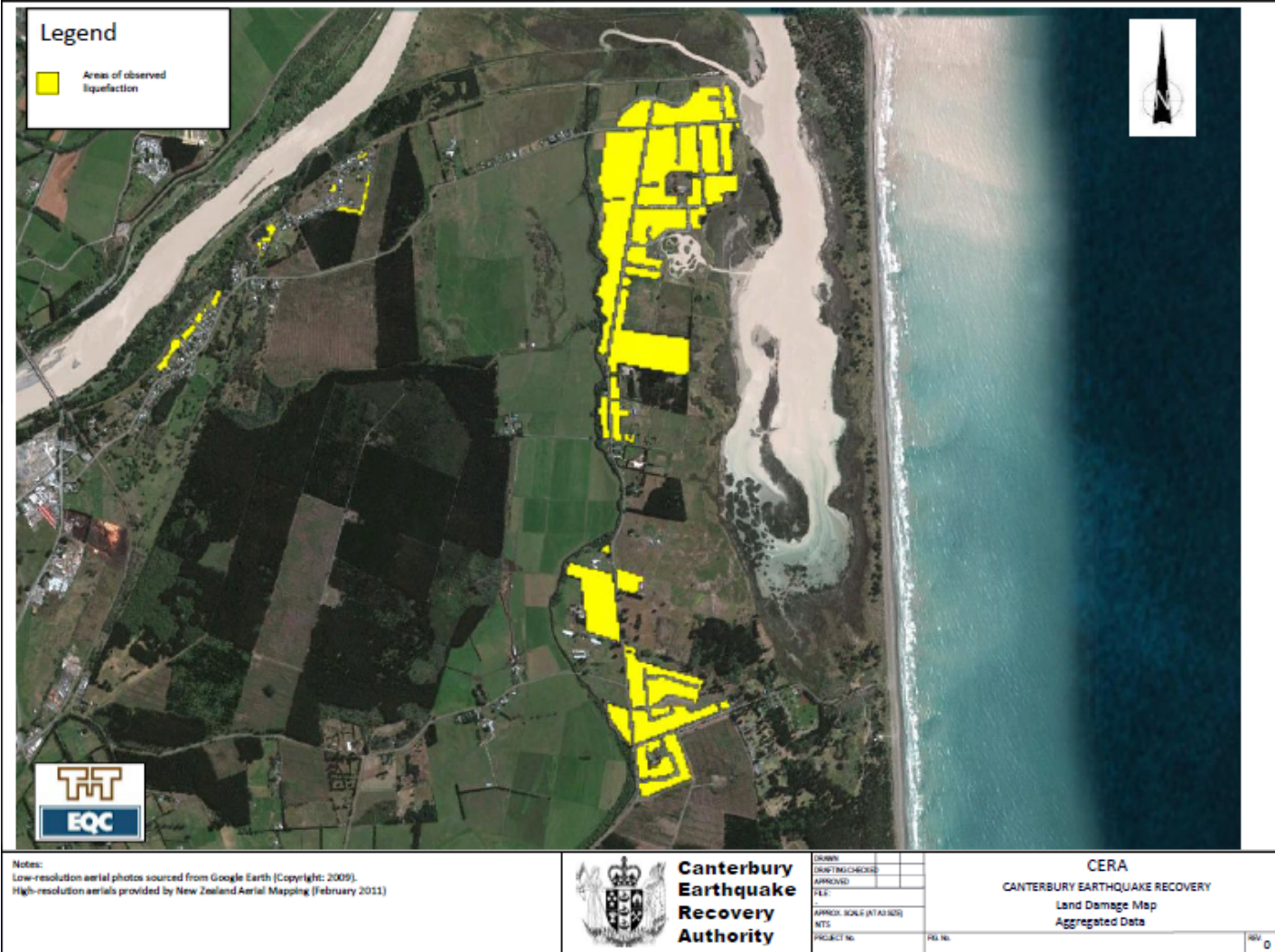
MAP REF	LAND PARCEL	AREA (HECTARES)	DESCRIPTION/HISTORY/INTENTION	RESERVES ACT CLASSIFICATION	PLACE NAME	ADMINISTRATION/MANAGEMENT
64	Reserve 4518 (Vested Deposited Plan 13262)	0.6245	Classified under the Reserves Act 1977 as a Local Purpose (Community Buildings) Reserve on 16 December 2004 (Gaz 2004 p4422).	Local Purpose (Community Buildings) Reserve	Part Spencerville Reserve	Council
65	Lot 37 Deposited Plan 78706	0.4923	Classified under the Reserves Act 1977 as a Recreation Reserve on 16 December 2004 (Gaz 2004 p4422). Fee simple title, originally vested on the deposit as a Recreation Reserve in the Council, subject to the Reserves Act 1977, on 17 September 1998.	Recreation Reserve	Part Spencerville Reserve	Council
66	Part Rural Sections 20278 and 20279 Survey Office Plan 481	35.8121	Fee simple title held by the Council.	N/A	Part Bottle Lake Forest Park	Council/Selwyn Plantation Board Ltd ¹³
67	Rural Section 35648 Survey Office Plan 4076	4.0367	Fee simple title held by the Council.	N/A	Part Bottle Lake Forest Park	Council/Selwyn Plantation Board Ltd
68	Part Reserve 1579 Survey Office Plan 3068	58.1735	Fee simple title held by the Council.	N/A	Part Bottle Lake Forest Park	Council/Selwyn Plantation Board Ltd
69	Lot 1 Deposited Plan 44484	46.9820	Previous Rural Section 40048 (redefined as Lot 1 Deposited Plan 44484 on 2 December 1993) classified as a recreation reserve by resolution of the Waimairi District Council on 27 September 1989. Fee simple title, originally derived from the Crown. Rural Section 40048 was a recreation reserve subject to Part II of the Reserves and Domains Act 1953 and vested with the County of Waimairi, in trust, for recreational purposes on 23 March 1972 (Gaz 1972 p674).	Recreation Reserve	Spencer Park	Council

¹³ The Selwyn Plantation Board Ltd (SPBL) is a Council Controlled Trading Organisation (CCTO), with the shareholders being Selwyn Investment Holdings Limited (60.68%) and Christchurch City Holdings Limited (39.32%). The SPBL owns the trees and contracts out management and harvesting. The Council owns the land.

Map 3 Showing location of the PC36 proposed development opposite Spencerville



Map 4. CERA - Liquefaction observed in residential areas of Brooklands-Spencerville



Map 5. CERA - Aggregated building damage map after 22 February 2011 in the area of Brooklands-Spencerville

