



## CHETTLE RESERVE - PROPOSED LAND SWAP

### **PURPOSE OF THE REPORT**

The purpose of this report is to bring to the attention of the Board issues around a proposed land swap of part of Chettle Reserve with an adjacent area of native bush and stream.

### **BACKGROUND**

At the July 2000 meeting of the Board, John and Jan Surman presented a proposal for a land swap of part of their land with the adjacent reserve. The Board resolved:

*"That a report be brought back to the Board regarding a land swap of some of the adjacent Woodbury Park (Council Reserve) with a portion of native bush and stream area presently owned by John and Jan Surman."*

1998/2000

A3-A5

A copy of the correspondence and plan of the area is attached at pages A3 to A5 in the Attachments supplement.

### **STRATEGIC CONTEXT**

The areas of land under discussion are the riparian margins of the Scroggy Stream, which is part of the Rewarewa catchment in New Lynn. This area has been identified as a moderate priority for restoration and public access as part of the Green Network. The stream area also plays an important role in providing amenity to the newly developed Woodbury Park subdivision, and as part of the stormwater network in the New Lynn area.

### **ISSUES**

The proposed land swap would involve a strip of grass land in Chettle Reserve, adjacent to the Scroggy Stream, leading from the end of Chettle Court approximately 38 metres by 4 metres wide, and a grassed corner of Chettle Reserve at the back of 16 Chettle Court. The total area of reserve land would be approximately 556m<sup>2</sup>. The private land proposed for exchange is a downstream area of native bush and part of the Scroggy Stream downstream, but physically connected to the reserve.

The reserve land proposed for the land swap is considered to have a lesser value for recreation, amenity and ecological values, than the piece of land being offered in exchange by the Surmans. The land would enable a walkway to be located in a very attractive natural area with large native trees. It is considered to have high amenity and ecological value.

There has been a concern expressed by EcoWater however, that the reserve land adjacent to the Scroggy Stream proposed in the swap may be playing a role in buffering the stream and that development as an access way could lead to erosion. It is suggested that should the proposed land swap be approved, that this approval is subject to a detailed geotechnical investigation to ensure that stability would not be compromised by the proposed exchange.

### **CONCLUSION**

A proposal has been received for a land swap that appears to create a significant benefit to the reserves network. It is recommended that this proceed with the provision that stability concerns are addressed prior to the finalisation of the proposed exchange.

## RECOMMENDATIONS

1. That the information be received.
2. That the proposal to exchange approximately 556m<sup>2</sup> of Chettle Reserve (part Lot 61 DP 188490) with approximately 667m<sup>2</sup> of land forming part of Pt Lot 2 DP 67799 be notified for public submissions in terms of the Reserves Act 1977, with any submission(s) to be brought back to the Board for consideration.
3. That, in the absence of any submissions, it be recommended to Council that the proposal to exchange approximately 556m<sup>2</sup> of Chettle Reserve (part Lot 61 DP 188490) with approximately 667m<sup>2</sup> of land forming part of Pt Lot 2 DP 67799 be approved.

Report prepared by: Lois Easton, Service Manager: Landscape Development.



29 December 2000

Mr and Mrs Surman  
25a Titirangi Road  
New Lynn

WAITAKERE CITY

Dear John and Jan,

**PROPOSED LAND EXCHANGE**

Thank you for meeting with me on Wednesday 6 December 2000.

A public notification of the proposal to exchange part of Chettle Reserve with an area of your land will be undertaken in January 2001. A one month period is required in order that any submissions or objections may be received.

I have not been able to clarify the building issues that were raised during our on site discussions (the cut and fill and boundary wall construction) but I will endeavour to have a response to these prior to public notification.

I have been informed by Lois Easton (Parks and Reserves) that all the costs of the exchange are to be borne by yourselves. In my view this includes survey, legal, valuation and administration. Can you confirm that this is your understanding. A satisfactory geotechnical report is also required to be furnished at no cost to Council.

A copy of the New Lynn Community Board agenda regarding this matter is attached for your information.

If you have any queries, I can be contacted on phone 836 8054 after 15 January 2000.

Yours faithfully



James Puketapu  
Property Services Manager

cc. Lois Easton Service Manager – Landscape Development







**PARKS COLOUR AERIAL PHOTOGRAPHY**  
**25A TITIRANGI RD**

Legal Description: LOT 2 DP 67799

Map Scale 1:1,492

Print Date 22/10/2003



Please Council endeavours to provide accurate aerial data for generation as to the completeness and accuracy of the data shown on this plan can be given. All data should be verified on site.

Aerial Photography was flown March 2003

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