

13. PURCHASE OF PROPERTY – PROCTOR STREET – DRAINAGE IMPROVEMENTS

Officer responsible
Park & Waterways Manager

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This report has been referred to the Board for its consideration and recommendation to the Council.

PURPOSE OF REPORT

The purpose of this report is to consider the purchase of a property in Proctor Street as part of an overall scheme to alleviate flooding problems being experienced within the area (see attached plan).

BACKGROUND

As the Board will be aware the area of Papanui bounded by Grants Road, Proctor Street, Papanui Road and the Main North Road has been subjected to periodic flooding over a number of years because the existing stormwater system is inadequate to cope with the run-off. Unless action is taken in the immediate future this situation will progressively deteriorate, given that much of the stormwater run-off from the Papanui Shopping Centre is being directed into the system to discharge into Papanui Stream. The re-zoning of part of the area from Living 2 to Living 3 will over time lead to a higher density of housing within the catchment which will further add to the problem.

Measures are in hand to address the situation and steps will be taken over the next five to six years to improve the capacity of the system as part of the programmed reconstruction and improvements to be undertaken to Grants Road, Mary, Frank, Horner, Loftus, Gambia, and Proctor Streets by City Streets. Apart from recent piping at the top of the catchment along Main North Road, no improvements have been made to the area stormwater drainage for many years. Down stream of the recent improvements flood waters are conveyed by dished side channels. This results in surface flooding and catchment overflows. Ponding affects low-lying land close to the street intersections when flood waters back up to the level of the crown of the road. The general fall of the secondary flow path is diagonally from northwest to southeast in the direction of Papanui Stream. Much of the area is old and in the process of being rebuilt to a higher housing density, which will increase the run-off. As this area's surface run-off changes, the pollution from the hard standing areas will increase.

In order to reduce piping sizes within the newly improved roads, ponding basins within the catchment area are needed for which there is presently no open space available. As such, flood detention and water quality improvements can only be achieved through the purchase of land.

Horner's Branch Drain, which flows into Papanui Stream, has been identified as the first priority for improvements to assist with the drainage relief programme. It is a two metre wide, open half round concrete channel drain which flows into Papanui Stream through the property situated at 54 Proctor Street. To enable a ponding basin to be established and to facilitate water quality discharge improvements it is proposed to purchase this property, the details of which are outlined below:

Property Description

The property is located on the northern side of Proctor Street, between Wyndham Street to the southeast and Horner Street to the northwest. Horner's Drain, which is a box drain, runs along the western boundary while the recently enhanced Papanui Stream forms the northern boundary. Situated to the northeast on the opposite side of the Papanui Stream is a new residential subdivision, which lies to the west of the Ngaio Marsh Retirement Village.

The total site has an area of 607 m² and contains a three bedroom bungalow constructed in the 1930s, together with a single garage. It is intended that once it is acquired the house would ultimately be sold for removal or demolition.

VALUATION AND SETTLEMENT

The property is currently let by the owners and was valued on the Council's behalf by Ford Baker, Registered Public Valuers. Following negotiations with the owners, agreement has been reached to acquire the property subject to the tenancy on the terms contained in the Public Excluded section of this report.

SOURCE OF FUNDS

Provision is included in the Marshland's Waterways and Wetlands Protection page 9.4.85 for the purchase of the property.

Staff

- Recommendations:**
1. That the Council resolve to acquire all of the land contained in identifier CB425/104 (Canterbury Registry) as a Local Purpose (Drainage) Reserve pursuant to Section 23 of the Reserves Act 1977 on the terms and conditions outlined in the Public Excluded section of this report.
 2. That the Council resolve pursuant to Section 16(2)A to classify the land as a Local Purpose (Drainage) Reserve pursuant to Section 23 of the Reserves Act 1977.

Chairperson's

Recommendation: That the staff recommendations be adopted.