

**1. PAPANUI DRAIN –
PURCHASE OF PROPERTY PROCTOR STREET**

RR 8126

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Corporate Plan Output: New Assets - Land Drainage (Volume 3 Page 9.3.45)	

The purpose of this report is to seek the Council's approval for the purchase of 2 Proctor Street to enhance the Papanui Stream.

Background

At its June meeting the Board considered a request to purchase the property at 2 Halliwell Avenue in order to protect the springs feeding the Papanui Drain and to provide an entrance to a proposed walkway link between Halliwell Avenue and Paparoa Street. The Council adopted the Board's recommendation and the purchase of the property has been confirmed. The Board was advised that discussions were being held with the owner of 2 Proctor Street and 95 Grants Road to acquire part of the properties to provide access to the proposed walkway as well as to permit the enhancement of the stream. Agreement has now been reached with the owners to purchase 2 Proctor Street and to secure a 12 metre wide easement over 95 Grants Road as depicted on the attached plan S3001.

One of the objectives of the Corporate Plan is to undertake environmental enhancement and drainage improvements to the land drainage system that include enhancement of tributary waterways. To achieve this, the Land Drainage Asset Management Plan provides for the naturalisation of utility waterways, from inappropriate development as well as making the margins more accessible to the public.

The Papanui Stream runs from its source which is spring fed at Halliwell Avenue Papanui, south of McFaddens Road, where it meets with Dudley Creek which in turn flows into the Avon River. For much of its length the stream is boxed although in some instances adjoining owners have incorporated the stream through appropriate landscaping into their gardens which has proved an attractive feature to their properties. The Council, in 1996, converted the boxed drain where it runs through the Erica Street Reserve of Grants Road to an attractive stream and ponding area which has considerably improved the reserve both aesthetically as well as providing an attractive feature for the local community. The Shirley/Papanui Community Board was instrumental in this work and contributed to the development and success of this stream restoration.

One of the targets for the current Annual Plan and Budget is to naturalise at least 600m of the 153 km of utility waterways by 30 June 1999. To achieve this, concept plans have been developed to provide for the naturalisation of Papanui Stream, between Halliwell Avenue and Paparoa Street as well as providing a walkway link between the respective roads.

Papanui Stream

Surveys of the aquatic habitat (NIWA 1995 and 1996) of the Papanui Stream reveal a high quality stream environment which is one of the most outstanding of its type within the city boundaries. There are few places in Christchurch that contain such an upwelling of springs. The quality of water and constant flow is remarkable, even during dry periods such as the previous summer. A key factor missing is a healthy riparian environment. The proposal is to replace the timber lining with regraded planted banks.

Walkway

The potential amenity values of the site are also very good. Although the plan is for the long-term (10-30 years distant), a goal is to develop a suitable walkway which would provide an eventual walk link between the Main North Road, Halliwell Avenue, through to Grants Road and eventually Paparoa Street. Further walk links are possible in a north-east direction as well. The property will enhance increased visibility into and along the walkway thereby incorporating safer city design principles. It will also highlight the entrance to this important stretch of walkway.

Property Details

The property to be acquired is located on the north western corner of Proctor Street/Grants Road as depicted as parcel 'A' on the attached plan S3001. The northern boundary abuts Papanui Drain which is boxed at this point while the Erica Street Reserve is located directly opposite on the eastern side of Grants Road. This property was recently acquired by Ryman Developments Limited which intended to redevelop it to provide two small units in conjunction with its retirement home development currently under construction on the adjoining site in Grants Road to the north of the property to be acquired. As a consequence of negotiations with the Company it has agreed to grant the Council an easement over parcel 'B' on the plan S3001 which will enable the stream to be re-aligned and coupled with 2 Proctor Street will provide an attractive entrance to the proposed walkway.

It is therefore recommended, subject to the conditions and proposed settlement outlined in the public excluded section of this report, that 2 Proctor Street containing approximately 650m² be acquired as a reserve to provide a walkway link and more importantly to facilitate stream enhancement and spring protection works.

Conclusion

The protection of an outstanding source of springs, the restoration of streamside habitat, and the potential for a future walk link are factors that contribute to the selection of this site for purchase. The stream corridor will provide a future area for both Christchurch residents and visitors to find enjoyment, relaxation and a place for nature to thrive in the future.

Funds are available this year within Water Services budget item Riparian and Wetland Purchases.

Recommendation: That the purchase of 2 Proctor Street containing 650m² as outlined in the public excluded section of this report be approved.