

23. 9. 98

**SUPPLEMENTARY REPORT NO 2 BY THE
CHAIRMAN OF THE CITY SERVICES COMMITTEE**

**2. PAPANUI DRAIN STREAM ENHANCEMENT –
6 KETTON PLACE AND 8 McFADDENS ROAD**

RR 8574

Officer responsible Water Services Manager	Author Property Services Officer, Bill Morgan
Corporate Plan Output: New Assets – Land Drainage 9.3.44	

The purpose of this report is to acquire part of no.6 Ketton Place and secure easements over it and no.8 McFaddens Road to enhance the Papanui Stream.

BACKGROUND

One of the objectives of the Corporate Plan is to undertake environmental enhancement and drainage improvements to the land drainage system including contributory waterways, enhancement piping and river bank works. To achieve this the Land Drainage Asset Management Plan provides for the renewal or improvement of the lining of timber lined waterways in order to improve the asset condition of the utility waterway system and where possible to naturalise the waterway and to protect it 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 the property. The Council in 1996 converted the boxed drain where it runs through the Ericka Street Reserve off 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.

One of the targets within the current Annual Plan and Budget is to naturalise the 600m of the 153km of utility waterways. To achieve this concept plans have been developed to provide for the naturalisation of Papanui Stream between Halliwell Avenue and Paparoa Street and between McFaddens Road and Dudley Creek.

Following discussions with the owners of no.6 Ketton Place and no.8 McFaddens Road agreement has been reached to:

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1. Acquire part of no.6 Ketton Place.
2. Secure a 3m wide easement over part of no.6 Ketton Place bordering the realigned stream.
3. Secure an easement over part of no.8 McFaddens Road to protect the enhancement work and stream realignment through the property.

The financial details of the agreement are contained within the public excluded of this report.

PAPANUI STREAM

Surveys of the aquatic habitat (NIWA 1995-1996) 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 concrete and timber linings with a mix of rocks, plants and restore the naturalness of the area.

PROPERTY DETAILS

This is a rather complex property transaction and for the purposes of clarity the proposal has been depicted on the attached plans S3026 no.s 1-4. The property situated at no.6 Ketton Place has two frontages with the Papanui Stream running along the driveway to the property which is accessed from McFaddens Road and is depicted as parcel "A" on S3026 sheet 4. This area contains 258m² and it is intended to acquire this parcel from the owner. Services to the property including the water supply and telephone and power reticulation run down the driveway and it will be necessary to relocate these and provide the services from Ketton Place.

Following the realignment of the stream the boundary between no.6 Ketton Place and no.8 McFaddens Road is to be readjusted as depicted on plan S3026 sheet 1 whereby Lot 1 is to be incorporated within the title to the McFaddens Road property and Lot 2 to be added to the title of the Ketton Place property. It will be noted from the plan that the areas concerned are equivalent but the exchange will ensure that the title boundary to either property will be the centre line of the stream.

Following the realignment of the stream it is intended to secure 3m wide easements on either side and these are depicted on plan S3026 sheet 2 as parcels "A", "B", "C", "D", "E" and "F". This will enable the Council to maintain the area once the enhancement has been completed.

Finally it is necessary to secure an easement or acquire parcel "D" from No.20 McFaddens Road but negotiations with the owner of this property are still proceeding.

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Further to clause 21 of the Committee's report, Councillors Denis O'Rourke and Graham Condon visited the site on Thursday 17 September 1998. The recommendations submitted to the Committee on 8 September 1998 are supported.

Chairman's

Recommendation:

That, subject to the conditions and proposed settlement details outlined in the public excluded section of this report:

1. That parcel "A" on plan S3026 sheet 4 containing approximately 258m² be acquired from the owner of no.6 Ketton Place.
2. That following the stream realignment drainage easement be secured over parcels "A", "B" and "E" from the owner of no.6 Ketton Place.
3. That following the stream alignment drainage easements be secured over parcels "C", "D" and "F" on plan S3026 sheet 2 from the owner of no.8 McFaddens Road.