

Officer responsible Land Drainage Manager	Author Property Services Officer, Bill Morgan
Corporate Plan Output: Riparian and Wetland Purchases	

The purpose of this report is to recommend that the Council acquire part of no. 27a St Lukes Street for stream enhancement purposes.

BACKGROUND

The Council was approached by the owner of 27a St Lukes Street regarding the sale of some of his property for reserve purposes. As part of an earlier subdivision a 10m wide easement was created for the construction of a waterway and a reserve of 650m² vested in the Council. The areas concerned are depicted on the attached plan “A” with the waterway being shown as parcel “G” and the reserve which has vested in the Council being shown as Lot 3. As a consequence of an application to subdivide the site into six allotments the Council has taken the opportunity to extend the area of the reserve through the addition of Lot 9 on the attached scheme plan 2146 as well as purchasing its rights under the easement over Lots 7 and 8 in order to secure title to the waterway and to retain the area as a reserve. Concurrently with this application the Council has been dealing with Tamariki School in St Johns Street over the development of the rear of their property as a wetland as an aid to the school’s science curriculum.

The Council’s interest in this area will be secured by a Conservation Covenant. The acquisition of the adjoining land will provide a link between the school and the local reserve. Ultimately it is hoped to secure the land adjoining the waterway on the neighbouring property in order that a walkway system can be developed between St Lukes Street and the main outfall drain located in Linwood Avenue.

PROPERTY DETAILS

As indicated above the land lies to the north of St Lukes Street with the open drain running along the western boundary. In total the property contains an area of 1.4140 ha which is currently being subdivided into six allotments providing for four residential sections together with a house site of 4231m² as well as a larger lot of 4664m². With respect to the latter area it is anticipated that this will be further subdivided should access be provided to St Johns Street through an adjoining vacant section which is capable of subdivision. Should this eventuate the acquisition of the areas concerned will provide a walkway system between the two streets. The land concerned is zoned Residential 1 under the Operative Transitional District Plan and Living 1 under the proposed City Plan. The land was low lying; however, it now has been excavated and filled and is ready for residential subdivision. Problems with water drainage previously occurred but the drainage channel which has been created along the northern boundary has alleviated this problem and as a consequence the subdivision can now take place. The waterway has been planted by the Council and when fully established will enhance the area and provide an attractive link to the extended park.

Following negotiations with the owner agreement has been reached to acquire the area, the financial details of which are contained in the public excluded section of this report.

Recommendation: That the Council purchase Lots 7 and 8 on the attached plan S2416 for reserve purposes on the conditions outlined within the public excluded section of this report.