

10. PURCHASE OF RESERVE – PAMIR STREET

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Corporate Plan Output: New Assets (Waterways & Wetlands 9.3.45)	

The purpose of this report is to consider the purchase of a reserve bounding Dudley Creek in Pamir Street in order to protect and enhance the creek as well as to provide a local reserve within the area.

BACKGROUND

One of the objectives of the Corporate Plan is to undertake environmental enhancement and drainage improvements to the land drainage system including tributary waterways enhancement piping and riverbank works. To achieve this the Land Drainage Asset Management Plan provides for the renewal or the 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 protect it from inappropriate development as well as making the margins more accessible to the public.

Dudley Creek is one of the major tributaries of the Avon River. It is predominantly an open waterway that serves as a stormwater outfall for nearly 500ha of suburban Christchurch. The stretch of the creek flowing through the property at 5 Pamir Street is a deep timber lined drain running along its northern boundary. The timber is in poor condition. The property concerned is on the market for sale and the opportunity has been taken to acquire it subject, of course, to formal Council approval in order that the stream enhancement works can be undertaken as well as providing a local reserve within the area for recreation purposes. The creek carries a good amount of base flow during low flow conditions and it is intended, if acquired, to create a small wetland along with the reserve.

PROPERTY DETAILS

The property is situated on the western side of Pamir Street as depicted on the tabled plan. Pamir Street is a no exit street travelling from the northern side of Ranger Street. A public accessway links the end of Pamir Street with Glenfield Crescent which runs off Philpotts Road. The property is slightly irregular in shape and comprises a total area of 670m². Situated within the property is a single storey hip roofed dwelling erected during the late 1940s and containing a lounge, kitchen, dinette and three bedrooms. A separate garage is also situated on this site together with a sleep-out. If approved by the Council, following the purchase of the property, it is intended to dispose of the improvements by calling tenders for their removal.

ZONING

The Property is zoned residential 1 under the Operative Transitional District Plan of the Council and Living 1 under the new City Plan.

PROPERTY SETTLEMENT

The property was valued for the Council by Ford Baker, registered public valuers, the details of which are included in the public excluded section of this report. An agreement has been entered into requiring Council confirmation by 25 February 2000 to acquire the area concerned.

SOURCE OF FUNDS

The purchase will be funded from the Water Services Unit, Waterways and Wetlands Enhancement Fund. The allocation for the 1999/2000 financial year is \$1.105m of which to date a total of approximately \$810,000 has been expended.

The above report was considered by the Shirley/Papanui Community Board at its meeting on 2 February 2000. The Board endorsed the proposal to acquire the above property as a recreation reserve.

Recommendation: That the property situated at 5 Pamir Street, being lot 143 on DP 14046 and being all of the land comprised in Certificate of Title 520/70 be acquired by the Council as a recreation reserve subject to the terms and conditions outlined in the public excluded section of this report.