



## 1. PURCHASE OF RESERVE – BELLVUE AVENUE

<b>Officer responsible</b> Water Services Manager	<b>Author</b> Water Services Officer, Bob Hopkins Property Services Officer, Bill Morgan LO-017-001-236
Corporate Plan Output: New Assets (Waterways and Wetlands) 9.3.45	

The purpose of the report is to consider the purchase of a property bounding Dudley Creek in Bellvue Avenue in order to protect and enhance the stream.

### 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 riverbanks 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 the stormwater outfall for nearly 500 hectares of suburban Christchurch.

Following investigations last year the Water Services Unit identified the stretch of Dudley Creek between St James Avenue and Bellvue Avenue at its junction with the railway as having a bank stability problem. It is evident that poor quality retaining walls along this reach of the stream are likely to fail and that slumping could occur which could cause flooding problems. There have already been some instances where large trees have fallen into the creek blocking and damming the water flow.

An investigation of the area has been undertaken with a view to finding solutions. The existing landscape of Dudley Creek is one of a narrow timber drain enclosed by private property with little space for significant improvement.

The culvert at St James Avenue is in sound condition and it is expected to last another 40 years. Other routes through the park and culvert replacement were considered but the cheapest option for improving the section between St James Avenue and Bellvue Avenue is widening of the existing waterway close to its existing channel. A concept landscape plan (tabled) has been prepared which identifies the property in Bellvue Avenue as being essential to a long term sustainable bank slope solution.

The intention of the property purchase is to allow for the removal of the existing house and outbuildings and once removed the site can be excavated and the waterway widened to allow easier bank slopes. Realignment of the waterway will also allow views from St James Park and some form of public access.

Currently the southern boundary of St James Park is bordered by a long line of solid fences which tend to make it a dark and unsafe area. The fences also do not allow for informal surveillance of park uses. The new stream alignment will allow views in and out of the park and waterway as well as a soft boundary between public and private space.

Widening the waterway can be staged initially dealing with the subject property with later improvements being dependent upon subsequent property acquisitions in order for it to be completed. The cost of the first stage is estimated at \$20,000 and this includes the cost of excavation, planting and establishment.

#### **PROPERTY DETAILS**

The property is a rear section situated on the northern side of Bellvue Avenue located between St James Avenue and the main north railway line (refer tabled plan). The northern boundary to the section is St James Park. Dudley Creek bisects the property running east/west being approximately two to three metres below the surrounding ground level. Situated within the property is a brick bungalow containing a lounge, kitchen/dining room and three bedrooms, together with a single garage and garden shed.

To facilitate the stream enhancement it will be necessary to remove the improvements and it is intended to call tenders for their removal following the purchase of the property.

#### **ZONING**

The property is zoned Residential 3 under the Operative Transitional District Plan and Living 2 under the proposed 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 the Council to confirm its intention by 31 March 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 \$1.105 million, of which approximately \$800,000 has been committed this financial year. Sufficient funds are therefore available to complete the purchase this financial year.

The above report was considered by the Shirley/Papanui Community Board at its meeting on 1 March 2000. The Board reported as follows:

The Board has listened to residents' concerns about the proposed purchase of the property at 19 Bellvue Avenue, Papanui, and makes the strong recommendation to the Parks and Recreation Committee that the residents' concerns in regard to public access and fencing be taken into account in the event of the property being purchased by the Council, and that a written technical report be supplied to residents to allay concerns about the hydrology of Dudley Creek and the necessity for the proposed action.

It will be noted from the above report that the original proposal submitted to the Committee provided for the existing house to be removed and the property incorporated into St James Park. However in view of the safety and security issues raised by adjoining residents the Water Services Manager submitted an alternative plan to the Committee providing for the property to be resold after the streamworks have been completed. The alternative plan meets the concerns of residents in that it removes the possibility of access to the park past their properties.

The alternative plan was supported by the Committee.

- Recommendation:**
1. That the above property, being all of the land contained and described in Certificate of Title 714/20, be acquired by the Council for stream enhancement purposes, subject to:
    - (a) The terms and conditions outlined in the public excluded section of this report.
    - (b) The feasibility of retaining the existing house after the stream enhancement works have been completed, being confirmed.
  2. That the property be on-sold once capacity augmentation and restoration work has been completed and protected by an appropriate legal instrument such as an esplanade strip.
  3. That any residual concerns be the subject of consultation between the affected residents and the Water Services Unit.