

1. ERICA STREET RESERVE – PURCHASE OF ADDITIONAL LAND

Officer responsible Parks and Waterways Manager	Author Bill Morgan, DDI 941-8581
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This report was submitted to the Board for its consideration and recommendation to the Council.

PURPOSE OF REPORT

The purpose of this report is to consider the acquisition of part of a property situated in Grants Road to facilitate the naturalisation of the Papanui Drain and to extend the Erica Street Reserve.

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 riverbank 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, south of McFaddens Road where it meets with Dudley Creek that, 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. This has proved to be an attractive feature of the properties. The Council in 1996 converted the boxed drain, where it runs through the Erica Street Reserve off Grants Road, to an attractive stream and ponding area. This has considerably improved the reserve aesthetically, as well as providing an attractive feature for the local community. Since 1996 the programme has continued with the length of drain between Halliwell Avenue and Grants Road being naturalised and developed as a walkway system.

The proposal before the Committee is to enhance a further length of the drain, running from the eastern boundary of the reserve to a new reserve, being vested in the Council as reserve contribution from the new subdivision currently being developed by Maugers that will have a stream frontage. This will provide a link between the Erica Street Reserve and the new reserve. To facilitate this it will be necessary to acquire part of the property situated at 92 Grants Road.

PROPERTY DETAILS

As indicated the land to be acquired lies to the rear of the property situated at 92 Grants Road and is located north east of the Erica Street Reserve and has, in common, the Papanui Stream as its boundary. The area is depicted on the tabled plan and is shown as Section 1 and contains approximately 391 m². It is situated to the rear of the property and contains a number of silver birch trees. The property contains a total area of 3615 m² and in terms of its zoning the minimum size for an allotment is 2000 m² so that the loss of the area for addition to the reserve will not affect its subdivision or potential.

ZONING

Under the Transitional City Plan the site is zoned Living 1B.

AGREEMENT

The area to be acquired was valued on the Council's behalf by Ford Baker, Registered Public Valuers. Details of this valuation are included in the public excluded section of this report.

SOURCE OF FUNDS

Waterways and Wetland Protection – Marshlands Protection Area.

- Recommendation:**
1. That the Council resolve to acquire Section 1 on Plan SM-1105-02 containing 391 m² (subject to survey) on the terms and conditions contained in the public excluded section of this report as a recreation reserve pursuant to Section 17 of the Reserves Act 1977.
 2. That the Council resolve pursuant to Section 16(2)(A) to classify the land as a recreation reserve pursuant to Section 17 of the Reserves Act 1977.