

11. PURCHASE OF WATERWAY ENHANCEMENT RESERVE – MADRAS STREET

RR 10143

Officer responsible Water Services Manager	Author Property Services Officer, Bill Morgan Waterways Officer, Bob Hopkins LD-001-37
Corporate Plan Output: Waterways and Wetlands (Vol 9 Chapter 9.3)	

The purpose of this report is to consider the purchase of part of two properties in Madras Street to facilitate the enhancement of St Albans Creek. The report has been referred to the Shirley/Papanui Community Board for comment.

BACKGROUND

St Albans Creek is a significant waterway to Dudley Creek and the Avon River. It has its head waters in the Papanui Road area and drains a large area of residential land. Along the reach from Madras Street to Edgeware Road the waterway is a timber lined drain with the timber in poor condition and in need of renewal. Ground water and springs contribute a steady base flow of clear water to the waterway. Above and below Madras Street areas of land seven metres wide over the waterway were set aside from early titles and are owned by the Council. Along the reach from Madras Street to Edgeware Road 60% of the waterway is protected by reserve land. The remaining reach is in six properties of which two have recently been offered for sale.

The Council has the opportunity to acquire by joint purchase land adjacent to the existing timber waterway. This will enable it to be naturalised and restored providing an attractive esplanade walk. It is intended to acquire the remaining land between Madras and Packe Streets after a landscape plan for waterway enhancement has been prepared.

PROPERTY DETAILS AND SETTLEMENT

Two properties situated at 544 and 546 Madras Street became surplus to the Crown's requirements following the abandonment of the northern motorway and have been offered for sale by Terralink through Knight Frank Limited.

546 Madras Street fronts the road while 544 is located to the rear with both properties adjoining the St Albans Creek. Interest in acquiring the properties was expressed by an adjoining owner who is proposing to amalgamate these properties with his own and undertake a flat development on the area and following discussions with him it has been agreed that subject to him concluding satisfactory agreements from the Crown, the Council would acquire the appropriate areas adjoining the stream to facilitate the enhancement project.

The two properties are depicted on the attached plan S3144 with the areas to be acquired by the Council shown as section 1 and section 2 having a combined area of 670m². The acquisition by the Council will, however, reduce the redevelopment potential of the sites and as such this has been reflected in the sum being paid to acquire the land. The owner has conditional contracts on both properties which are to be confirmed by 26 July 1999 and as such the Council's approval is required at its July meeting if the proposal is to proceed.

The details of the proposed acquisition are included in the public excluded section of this report.

SOURCE OF FUNDS

Source of funds for the above property purchase will be the Riparian and Wetlands Purchase and Covenants vote (code 17133/302). Sufficient funds are available in this output to cover this expenditure.

Recommendation: That sections 1 and 2 on S Plan 3144 containing approximately 670m² and being part of the land contained in Certificates of Title 40A/89 and 40A/148 be acquired by the Council as a local purpose (drain) reserve subject to the terms and conditions outlined in the public excluded section of this report.

Chairman's

Recommendation: That the above recommendation be adopted.