

13. LINWOOD AVENUE/CITY OUTFALL DRAIN REALIGNMENT

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Corporate Plan Output: Waterways and Wetlands Volume 2 Chapter 9.3	

The purpose of this report is to consider the acquisition of a property to provide for the realignment and associated enhancement of the Linwood Avenue canal.

BACKGROUND

At its meeting on 26 August 1999, the Council considered a report from the Hagley/Ferrymead Community Board and the Parks and Recreation Committee recommending the purchase of a property at 104 St Johns Street in order to facilitate the widening and enhancement of the Linwood Avenue canal. It was reported that the Council at that time had secured a 30m strip of land running parallel to and adjoining Linwood canal from the Samoan Congregational Church and that with the purchase of the above property there would only be two remaining parcels to acquire to facilitate and undertake the complete enhancement project between St Johns Street and Dyers Road. The property at 104 St Johns Street was subsequently purchased and negotiations have continued with the two remaining owners. Agreement has now been reached with Mr and Mrs Mules to acquire part of their property, the address of which is 81 Dyers Road, as part of the proposed enhancement project. The full details of the proposed acquisition are included in the public excluded section of this report. In support of the proposal the following information is furnished.

ROAD WIDENING

There has long been an understanding that Linwood Avenue, from its current four lane configuration at Hargood Street through to St Johns Street and later to Dyers Road, would require upgrading as traffic volumes continue to increase. At the same time the Water Services Unit has been investigating the issues associated with the city outfall drain including the length from St Johns Street (to the estuary) where it emerges on to Linwood Avenue. Over this length the waterway issues include providing additional flood storage, enhancement of landscape and ecological values and accommodation of walkway and cycleway facilities. It has been clear for a number of years that the waterway and roading requirements needed to be met in an integrated way and accordingly a project team with representatives from City Streets, City Design, Parks and Water Services Units prepared a comprehensive report in 1997 on the options. One of the outcomes of this report was the need to acquire additional land on the south side of Linwood outfall drain between St Johns Street and Dyers Road.

Beyond Dyers Road the Council has already secured the land on the south side by requiring the substantial setback for the new subdivision now in place.

Four laning to Dyers Road has now been removed from the firm five year City Streets roading programme but the project has been retained in the prioritised list of roading projects suggesting that construction is likely in a 5 to 10 year timeframe.

FLOOD RETENTION REQUIREMENTS

Outfall drain is a significant waterway to the estuary that has its headwaters in the central city area and drains a large area of light industrial and residential land. Flooding affects large areas of Tilford Street and Smith Street.

At the edge of the estuary a tide gate structure prevents flooding from high tides and storage behind the gates is necessary to provide ponding during storm events for two to three hours of the tide cycle. In the last 10 years the St Lukes Street area has been filled to a new subdivision level depriving the drain of its natural ponding area. The reduced storage available for storm discharges is about 12000m³ or 1.6 hours of storage. This volume needs to be increased by about the same amount if the effect of the recent filling is to be negated and flooding in the Tilford and Smith Streets area is to remain unaffected.

The current reserve provisions along St Johns-Dyers Road portion of Linwood Avenue constitute a 30m wide road reserve, 10m canal reserve, and a road reserve on the south side of the canal approximately 10m wide. The proposal indicated in the attached plan would close this latter portion of road reserve and acquire an additional 30m strip to enable:

- Four laning of the avenue with provision for a substantial median continuing the existing avenue formation.
- Cycleways
- A realignment out for waterway with landscape and ecological enhancement
- Flood retention

This proposal would add 4,200m³ to the flood storage capacity through the creation of a 420m long by 20m wide flood plain. The balance of some 8000m³ will be provided through the development of the waterway between Dyers Road and the estuary.

As indicated above the acquisition of the property will leave only one remaining strip to be acquired, the negotiations for which are currently underway.

SOURCE OF FUNDS

Waterways and Wetlands New Assets – Riparian and Wetland Purchase and Covenants. As the purchase of the property will not be settled until such time as survey is completed and title is available the funds will not be required until the 2000/01 financial year.

SUMMARY

Land acquisition on the south side of the Linwood outfall drain is necessary to achieve the eventual development needs of road widening, cycleway and walkway provision, flood storage and landscape and ecological enhancements.

Recommendation: That the above property situated in Dyers Road be acquired on the terms and conditions outlined in the public excluded section of this report.

The above report was considered by the Hagley/Ferrymead Community Board at its meeting on 3 May 2000. The Board decided to support the acquisition of the property on the terms and conditions outlined.

Chairman's

Recommendation: That the above recommendation be adopted.