

STAFF REPORT

TO: Chairman and Members, Engineering Services Committee

FROM: Jeff Cuthbertson, Utilities Asset Manager

REFERENCE:

DATE: 3 May 2007

SUBJECT: **HEADINGLY LANE – BORCK’S CREEK**

1 PURPOSE

The purpose of this report is to inform the Engineering Services Committee of the significance of Borck’s Creek to the growth of Richmond and of the expenditure for property and construction works to date.

2 COMMENT

Borck’s Creek is the main stormwater artery (water course) that provides the ability to remove large quantities of stormwater for the present and future urban areas to the south of Richmond. This stormwater artery provides the sole ability for protection against large-scale flooding.

The Borck’s Creek catchment extends from Headingly Lane at the coast to Haycock Road to the south (refer to the attached map No. 1).

Borck’s Creek needs to have the ability and protection to accommodate a Q100 storm, not now but in 100 years time. We know that the development of Richmond and its surrounds will occur and that development will go west and to the south. This will mean that potentially Borck’s Creek in 100 years time will go through the township, not around it. Remember a fact of gravity – creeks and waterways follow the lowest path and allowing development in that path will potentially mean property is placed closer to potential flooding.

This Council has the potential now to:

- a) allow development to occur close to the flood channel;
- b) provide a feature for the future;
- c) protect the public and property from flooding.

To achieve this it must acquire a satisfactory width of Borck’s Creek.

A good example is the Avon River in Christchurch. The city forefathers established a waterway width large enough to adequately accommodate flooding and not affect the adjacent properties. The river margins have been beautified and are extensively used by the public but essentially the sole purpose of the waterway is for flood protection.

If the Christchurch forefathers had not taken/acquired the width before development occurred how would they acquire it today?

Of course there is an alternative – that is very large diameter pipes, box culverts and a significant cost.

It is my belief that Brock's Creek is the single most significant stormwater asset for Richmond – for its future and its growth.

3 EXPENDITURE TO DATE

In the 2004-2005 financial year Council purchased the Marshall property at the lower end of Headingly Lane so it had the ability to commence the widening work of Borck's Creek. In the 2006-2007 financial year a strip of the Heslop land was purchased (immediately above the ex-Marshall property). Widening work for this section of Borck's Creek is presently being priced.

In summary, the costs and funding sources are as follows:

2004-2005 property purchase \$708,434.22 plus GST

This included:

Land cost	\$550,434.22
Buildings	\$158,000.00

Attached is a spreadsheet highlighting:

- a) which account within Council undertook the expenditure, e.g., property or stormwater;
- b) the funding source; and
- c) the sum expended.

It should also be noted that when the property at the end of Headingly Lane is sold the funds will be credited to the property account (Community Services Department, reporting through the Enterprise Sub-committee of Council).

4 RECOMMENDATION

THAT this report be received.

Jeff Cuthbertson
Utilities Asset Manager