



**REPORT BY THE CHAIRMAN OF THE
PARKS, GARDENS AND WATERWAYS COMMITTEE**

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. 51 HUXLEY STREET – PROPERTY PURCHASE

Officer responsible Property Manager	Author Victoria Murdoch, Property Projects Officer DDI 941-8053
--	---

The purpose of this report is to seek approval to purchase a residential property in Huxley Street, Sydenham for the purposes of an inner city neighbourhood park.

CONTEXT OF REPORT

The Parks Unit comments as follows regarding the purchase of the site:

“The neighbourhood comprises predominantly older style dwellings of generally lower value in an area zoned Living 3 within the city plan which allows for higher density development. Owing to this factor infill development and redevelopment of sites is occurring which has and is creating a reduction in undeveloped green space areas and an increase in stormwater flows and contaminants.”



Wider Proposal

It is proposed to create a combination neighbourhood park and possible community garden which will have access from the Huxley/Burlington corner through to Cameron Street. Access is currently possible from the already established area from Cameron Street. The central focus of the park would be the land either side of Jacksons Creek.

The Parks & Waterways Unit would like to purchase the land to the north of the creek and enter into a formal agreement to make the land to the south of the creek accessible by the public (community garden). The creek will be restored through this central area, which at the present time is piped, in the short term and further up and down stream at a later date.

1 Cont'd

The downstream link could be extended to Cameron Reserve by creating a cul de sac either side of the Jacksons Creek crossing point. This would involve daylighting the creek and most likely would be undertaken to coincide with programmed street works in the medium – long term. The upstream link is the focus of this report and would involve purchasing 51 Huxley Street and gaining easements over a small segment of two adjoining properties.

Proposed Purchase

No. 51 Huxley Street sits adjacent to an existing road reserve on the Huxley/Burlington corner. The acquisition of this land and removal of the house would provide the following opportunities:

- 1. An excellent opportunity to create a highly visible entrance point to the proposed reserve.*
- 2. Function as a neighbourhood park itself.*
- 3. In combination with the existing road reserve landscaping, contribute to a living street environment.*
- 4. Provide sufficient space for this section of Jacksons Creek to be restored.*
- 5. Provide future access to the neighbourhood park/community garden reserve alongside the restored creek.*

Landscape plans for the above proposals have been produced and when implemented would provide a green link benefiting pedestrians and adding value to the area for local residents. Waterway ecology would be improved and current and future drainage problems alleviated. The Huxley/Cameron Street park and linkage concept represents partial fulfilment of the vision and strategies for the area under the Asset Management Strategy for Waterways & Wetlands.

A DESCRIPTION OF THE PROPOSAL

The property is located on the corner of Huxley and Burlington Streets in the older established suburb of Sydenham. The total site, which is proposed to be purchased, is 594m², which comprises an irregular shaped parcel of land on which a 4-bedroom dwelling was constructed circa 1910 which has a floor area of approximately 104m². This dwelling, which is in a poor state of repair, comprises a concrete perimeter foundation with piles, timber framing, weatherboard exterior, aluminium and wooden window joinery and a decramastic tile roof with galvanised spouting. Other improvements on the site include a single garage and shed.

ISSUES FOR CONSIDERATION

Negotiations have been undertaken with the property owner and agreement has been reached on the terms of the sale and purchase conditional subject to the consent of the Council. The price agreed is within the market value range having regard to sales evidence for property changing hands in this locality over the past 12 months. Full details of this settlement are included in the public excluded section of this report.

The property is zoned Living 3 under the proposed Christchurch City Plan. The proposed use of this property for a park would fit comfortably within the zoning requirements.

FUNDS

The funds required to complete this purchase have been allocated from the Waterways and Wetlands Protection capital fund for Central City Neighbourhoods page 9.4.83 of the Corporate Plan.

CONCLUSION

This property purchase is being undertaken to meet the Parks and Waterways Unit's requirement to have a pocket park in the neighbourhood.

The property, which fits the parks criteria, came onto the open market and an agreement was negotiated on a willing buyer, willing seller basis, which requires approval by the Council.

This agreement is straightforward in nature and does not have any irregularities relating to it.

25. 9. 2003

1 Cont'd

Staff

Recommendation: That the property at 51 Huxley Street be acquired subject to the terms and conditions included in the public excluded section of this report.

Chairman's

Recommendation: Not seen by Chairman.

CONSIDERED THIS 25TH DAY OF SEPTEMBER 2003

MAYOR