

13. PROPERTY PURCHASE – 94 HARBOUR ROAD

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The purpose of this report is to seek a recommendation from the Board and a resolution from Council to purchase a residential property in Harbour Road, Brooklands for reserve purposes.

LAND DESCRIPTION

The property is located on the southern side of Harbour Road, just west of the Brooklands Lagoon and to the north of Seafield Park. The total site area proposed to be purchased is 460 m² being the front Lot of a composite leasehold title which comprises a basic gable cottage constructed sometime in the 1920s having a gross floor area of 78.4 m². This cottage, which is in a fair state of repair, is sited on concrete piles having a timber floor, clad in a timber frame sheathed with ply and batten and a colour steel roof. Other improvements on the site include a single garage structure in fair condition.

The property is the remaining half undivided share in Lot 14 on Deposited Plan 7667- refer attached plan.

BACKGROUND

In 1999 the Council purchased an undivided one half share (rear lot) in the subject property. To protect its interest and to secure right of access to Seafield Park adjoining to the south of the property, a right of way easement, approximately five metres wide, was created in favour of the Council for the length of the eastern boundary out to Harbour Road. The Council's reason for purchasing the rear Lot at that time was as an accessway for foot and Parks maintenance vehicles to Seafield Park and this accessway later became known as "Harbour View Entrance".

Last year the current owners of the front Lot, Newland Developments Limited, commenced a subdivision process to create a fee simple title for their undivided half share in this property. While a subdivision plan has been prepared this plan has not yet been deposited. The front Lot was then put on the market for sale and this report presents for consideration the case for purchase.

CONTEXT

This report is being referred to the Community Board for recommendation to the Parks, Gardens and Waterways Committee when it meets on 8 October 2003. The Board does not hold delegation to purchase land for reserve purposes.

EXECUTIVE SUMMARY

This report recommends that the Council confirm a conditional contract to purchase for reserve purposes, a property in which the Council presently holds a one half undivided share. The opportunity has now arisen for Council to take fee simple title outright and secure for the future, better access to Seafield Park from Harbour Road as well as a carpark for this reserve and walkways in this area. The current access to Seafield Park through this point is narrow and considered by some to be unsafe.

BENEFIT AND REASONS FOR RECOMMENDING PURCHASE

To the south of the property is Seafield Park, an important wilderness reserve and regional park that borders Brooklands Lagoon. A walkway extends from Harbour Road south along the edge of the property through Seafield Park linking Harbour Road to Spencer Park. To the north of the property, on the opposite side of Harbour Road, a walkway extends via an easement over private property to the newly established Styx Esplanade Reserve at the mouth of the Styx River. This walkway will, in the long term, continue along the Waimakariri River and the Styx River systems. Although there is currently walkway access through to Seafield Park from Harbour Road, it is very narrow, unsafe and not obvious from Harbour Road. The purchase of this property and the removal of the built structures will increase visibility of this part of Seafield Park, and improve informal surveillance of both the walkway and this part of the reserve.

Over the years, carparking in this area has also been an issue. Although limited parking is provided in the newly established Styx Esplanade Reserve, it is anticipated that this will be insufficient in the long term as this area becomes more established. Extending carparking within the Styx Esplanade Reserve is also not appropriate due to the areas' high landscape and conservation values. The purchase of the Harbour Road property will allow additional carparking in this vicinity for users of the Styx Esplanade Reserve and people who want to enter Seafield Reserve from this access point.

Please refer to the concept plan (Appendix 1) for its relationship to adjacent reserves and possible future development.

ZONING

The property is zoned "Living Rural Settlement" under the proposed Christchurch City Plan. This zoning includes parts of Brooklands and Spencerville sited on low lying land between the Styx Road and the Brooklands Lagoon and is subject to periodic flooding and drainage problems. While there are special conditions and requirements set out within this zoning the current use of the property is a permitted activity. The Council's purpose for this property, however, would fit more comfortably with the zoning requirements.

SOURCE OF FUNDS

Funding for the purchase will be from the Reserves Purchase Capital Funds, specifically Neighbourhood Parks Purchases page 9.4.71 of the Corporate Plan. Within the amount allocated there are three other purchases city-wide required in addition to this Brooklands purchase.

SETTLEMENT

Negotiations have been held with the owners of the property and agreement has been reached on the terms of a sale and purchase conditional in all respects on 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 last six months. Full details of the settlement are included in the Public Excluded section of this report.

CONCLUSION

The opportunity should not be lost for the Council to own the subject property outright and to have full utilisation of this site for accessing and using Seafield Park as well as a base from which to access walkways to the Waimakariri and Styx River environs.

Staff

Recommendation: That the property at 94 Harbour Road be acquired by Council subject to the terms and conditions included in the Public Excluded section of this report.

Chairperson's

Recommendation: That the staff recommendation be adopted.