

1. BRADFORD PARK – PURCHASE OF LAND

Officer responsible Parks & Waterways Manager	Author Bill Morgan, Property Consultant, DDI 941-8581
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The purpose of this report is to consider the purchase of a property in Milton Street to provide improved access to Bradford Park.

BACKGROUND

Bradford Park is a relatively small sports park of 3 Ha between Milton and Strickland Streets. It is zoned Open Space 2 and contains a senior rugby league ground and training area with lights. During summer the park comprises a cricket oval, softball training area, and three touch rugby grounds. Bradford Park has a narrow entrance from Milton Street, and similar narrow entrances from Strickland Street, Forbes Street and Devon Street. The park is regularly used by walkers, runners, and cyclists as a through route. The pathway from the eastern entrance on Milton Street to Forbes Street is sealed, while the path from the west entrance on Milton Street to Strickland Street is gravel. Tucked in behind the surrounding residential properties the park has a pleasant aspect with the large cricket oval surrounded by mature European trees.

The park is mainly used by the Sydenham Rugby Football League Club during the winter sports season for both training and matches and some summer clubs are also affiliated to the League Club. The children's playground sits in the northwest corner of the park, and consists of a set of swings and a fort structure. There is \$55,000 on the 2005/06 Parks and Waterways Capital programme for this playground to be renewed. This proposed purchase will create the opportunity to relocate the playground to a more visual area of the reserve.

The surrounding area is zoned Living 3 in the Proposed City Plan and already the existing single unit dwellings are being bought up for multi-unit development which is increasing the resident population in the area. For many years the park and children's playground have not been considered safe due to the lack of casual observation from the street due to the narrow entrances. The purchase of the property adjoining the Milton Street entranceway will improve the park's visibility, particularly the children's playground area.

The park also has a lot of pedestrian activity from Milton Street to the other street entrances and the pathways cannot be easily seen from the street, again providing a lack of casual observation. Although this area was not included on the Local Parks Acquisition Strategy, the current changes in housing and the need to purchase a wider entrance to the park before the adjoining properties are developed has given a high priority to this purchase. Under the Community Policy a safe environment especially for children is of high importance.

Population demographics in Spreydon show a reasonable percentage in the under 14 years age group (19.2%) and the upgrade of the playground plus providing greater viewing from the street for this park justifies the purchase of the adjoining property. Local sports users and the local community will all benefit from opening up the park to the street.

PROPERTY DETAILS

The property concerned lies to the west of the Milton Street entrance to the park and contains an area of 506m². The property contains a single storey character dwelling constructed in the early 1920s, which is in reasonable condition and is currently let by the owner. Other improvements include a reasonably new garage while the section is reasonably well maintained.

ZONING

The property is zoned Living 3 under the proposed City Plan.

AGREEMENT

The property was valued on the Council's behalf by Ford Baker, Registered Public Valuers, the details of which are included in the Public Excluded section of this report as are the terms of the agreement

SOURCE OF FUNDS

Parks Capital Neighbourhood Reserve Purchase Funds.

- Recommendation:**
1. That the Council resolve to acquire the property being Lot 2 DP 6287, Certificate of Title 356/99 on the terms and conditions contained in the Public Excluded section of this report as a recreation reserve pursuant to Section 17 of the Reserves Act 1977.
 2. That the Council resolve pursuant to Section 16(2)(A) to classify the land as a recreation reserve pursuant to Section 17 of the Reserves Act 1977.