

26. OUTFALL DRAIN/LINWOOD PARK LAND PURCHASE

Officer responsible Water Services Manager	Authors Protection Co-Ordinator, Bob Hopkins Parks Planner Design, Suzanne Weld Transport Planner, Cycling, Alix Newman Property Services Officer, Bill Morgan LO-017-001-246
Corporate Plan Output: New Assets (Waterways and Wetlands 9.3.45) Parks Plans and Policy Statement and New Assets – Reserve Purchases	

This report is being referred to the Hagley / Ferrymead Community Board for its comment and to the Parks and Recreation Committee for its recommendation to the Council.

The purpose of this report is to consider the purchase of two properties in Aldwins Road to facilitate the enhancement of the Linwood Outfall Drain, complete the cycleway link to Aldwins Road, and provide better access to Linwood Park.

BACKGROUND

The Outfall drain is a significant waterway to the estuary. It has its headwaters in the central city area and drains a large area of light industrial and residential land. From Olliviers Road to St Johns St the Drain is lined with precast concrete units 1.5m deep and in places this height is increased by retaining walls. Residents have expressed some concern, about the height of the drain and the lack of access to and from the water for those who enter the waterway. Purchase of No 120 and 122 Aldwins Road will allow the concrete lining to be reduced in height, providing a large area of bank for planting and floodplain. The concrete side can be reduced to the extent that access is made easier while the rest of the bank along the north side can be cut down to about half its present height. This treatment is shown as Stage 1 on the attached plan, while Stage 2 shows complete removal of the concrete lining and relocation of the waterway, so both banks have gentle slopes. It is not intended to undertake Stage 2 until such time as the concrete lining needs replacement or improvements to the waterway's appearance are deemed to be necessary. It is not proposed to extend this treatment further than the entrance to the park at present as the asset management plan for the area has not set a priority for work in the catchment.

PARKS UNIT SUPPORT

The proposal to buy properties at 120 and 122 Aldwins Road and to develop them as an extension to Linwood Park with short-term and long-term improvement to the drain is supported by the Parks Unit for two reasons:

1. It provides the opportunity to open up a corner of Linwood Park, facilitating clear views and access to the southern corner of the park.
2. It will improve the appearance, safety and quality of the waterway and eventually the entire south-western boundary of Linwood Park.

As it now stands the western corner of Linwood Park provides a degree of entrapment and does not sit well with Safer Parks objectives. Purchase of the two properties will improve visibility of this portion of the park as well as enabling good pedestrian and cycle access.

In addition to this, the nature of the existing drain is such that if someone should fall into it (it is not fenced) they could sustain severe injuries and/or have difficulty in climbing out. Notwithstanding this the drain does little for the amenity of this part of the park.

COMMENT FROM CITY STREETS

City Streets Unit currently has a designation over a corridor of land immediately adjacent to the current drain channel. The purpose of the designation was to allow straight-line access from Linwood Park, across Aldwins Road to a proposed cycle/pedestrian path extension along Linwood Drain to Glasgow Street.

City Streets Unit no longer intends to continue the proposed pathway west from Aldwins Road, along the Outfall Drain. However, the Unit still recognises a need for the straight-line connection from Linwood Park, through 120 Aldwins Road, to Aldwins Road. The pathway will offer improved access and convenience for pedestrians and cyclists travelling along the Linwood Drain pathway, to exit Linwood Park and head south on Aldwins Road.

As it is possible to obtain this link in the cycle and pedestrian network at reasonable cost, City Streets Unit has offered to contribute to the capital purchase costs, and is supportive of this land acquisition and landscaping improvements.

PROPERTY DETAILS

The properties concerned are located on the south eastern side of Aldwins Road nearly directly opposite the intersection of Aldwins Road and Newcastle Street approximately 300 metres south of the intersection of Aldwins Road / Linwood Avenue. Linwood Park forms the eastern boundary to no. 120 Aldwins Road which is a rear lot immediately behind no. 122 with the Outfall Drain forming its southern boundary. The properties contain 1446m² (1004m² and 442m² respectively) with both containing residences of an average standard. Agreement has been reached with the owners of both properties to acquire the land subject to formal Council approval. The details of the transactions are included in the public excluded section of this report.

COST OF WORK

After removal of the houses from the site the excavation of the north bank and cutting down of the concrete side of the channel is estimated at \$6000, the cost of bank planting at \$5000, formation of the cycleway path at \$1500, street furniture and other park planting at \$5000 giving a total of \$16,500 in addition to the property purchase cost.

SOURCE OF FUNDS

The purchase of the properties are to be jointly funded by the Water Services, Parks and City Streets Units. A contribution of \$10,000 is being provided by City Streets by way of a re-allocation from the Coloured Cycle Services Projects with the balance being met by Water Services and Parks Units from their 2000 / 2001 vote for which provision has been included and sufficient funds are held.

Recommendation to the Parks & Recreation Committee:

That the properties be acquired on the terms and conditions included in the public excluded section of this report.

Chairman's

Recommendation: That the Board support the proposed recommendation to the Parks and Recreation Committee.