

19. OWLES TERRACE



Officer responsible Property Manager	Author Angus Smith, Property Projects Manager
Corporate Plan Output: Surplus Property	

The purpose of this report is to provide an update to the Projects and Property Committee and the Burwood/Pegasus Community Board on attendances to the surplus property issues associated with this property.

BACKGROUND

In general terms the strategy for attending to the land at Owles Terrace is for the Property Unit to maximise use and/or returns from the Living 1 zoned portion. The Parks Unit is responsible for optimising use of the open space portion in consultation with the community.

In May 2000 the Community Advocate presented a report to the Projects and Property Committee for the establishment of an Eco-Village upon the Living 1 zoned portion of the Owles Terrace site. As a result of this report the Property Unit undertook to provide an options report to the September round of meetings. The intention of this report was to compare highest and best use solutions against the Eco-Village use proposal.

CURRENT SITUATION

Both the Property Unit and the Eco-Village Working Party have commenced their investigations including the initial gathering of data to establish feasibility studies for the respective options.

One of the issues that has received initial consideration is the suitability of the site for development. Although preliminary soil testing was carried out some years ago not all of the data gathered at that time is now appropriate. This is because the City Plan and Hearing processes finalised in around July last year produced an outcome where the final Living 1 area is in a different location than originally anticipated.

Unfortunately, recent tests in the newly defined area have raised a number of issues that could significantly impact the options and feasibility analysis and therefore warrant further investigation and attention.

The most significant of these is the finding of organic material in some test samples at the northern end of the zone. This gives rise to the possibility of landfill gas and therefore further testing is necessary. This is generally a 6 to 12 month monitoring process. It should be noted that the southern area originally sought for Living 1 zoning did not exhibit these problems with the testing some years ago.

In the interim as well as the testing we are also investigating the cost of excavation and backfilling which initial indications lead us to believe would only be required to a depth of 1.5 metres.

In addition, the risk of lateral spread from liquefaction has also been identified as an issue. This is a factor that has received more nationwide attention over recent years and therefore not comprehensively assessed to date. We understand Council are also more recently considering the requirement for policy on this matter.

Concept plans for the Eco-Village have been drafted and the initial impression is that the proposal may have more merit than originally considered. Additional time to develop the concept further would be appreciated by the Eco-Village Working Party.

There are a number of community/social groups situated at the northern end of the site in the Living 1 zone. Ideally their relocation is desirable for the success of any development. Consultation is well underway with these groups but to date there is no immediate resolution.

SUMMARY

We are desirous of progressing this matter as quickly as practically possible. However in light of the above, a final report to the September round of meetings is not now possible and the Council should be forewarned that timing of a report is now likely to be dictated by the landfill gas monitoring exercise which is likely to take 6 to 12 months.

Recommendation: That the information be received.

This report was received by the Project and Property Committee on 11 August. The Committee has requested the Parks Manager investigate a request from Chrissie Williams Chairperson of the Board that the fencing around the southern boundary of the land be removed to give public access.

Chairperson's

- Recommendations:**
1. That the Property Unit report to the Board on the application of the Public Works Act pertaining to the sale of the land.
 2. That the Board advocate for the retention of the Council buildings for use by Coast Care, PEEEPs and as a base for aquatic activities.
 3. That the Eco-Village Working Party continue to develop the Eco-Village proposal until a decision is made on the suitability of Owles Terrace for residential development.
 4. That the fencing around the southern boundary of the yard be removed and the area be tidied for public use as soon as possible.