

10. WOOLSTON/BURWOOD EXPRESSWAY SURPLUS LAND

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The purpose of this report is to inform the Board on the Parks and Waterways Unit's view on parcels of land adjacent to the Woolston/Burwood Expressway as outlined in a report from the City Streets Unit on 12 August 2002. A plan showing the parcels of land discussed in the report has been circulated separately to Board members.

BACKGROUND

Board members will recall a report in August from the City Streets Unit which included discussion of five pieces of land resulting from the alignment of the new Woolston/Burwood Expressway. In the report the City Streets Project Manager described the parcels of land and outlined potential uses for the land.

The Parks and Waterways Unit has assessed each piece of land in conjunction with Bexley Residents' Association and Returned Services Association representatives and makes recommendations to the Board as to the future use of the parcels. In considering the land Parks and Waterways staff are mindful of future development and operational costs of reserves, the accessibility of the pieces of land to the community and the proximity of other reserves in the area. It should be noted that this area is well supplied with reserves and resources are already needed to develop Bexley Reserve to its potential. Funding is also required for the restoration of Bexley Wetland as a significant ecological site and this involves dealing with an area of contaminated material.

POTENTIAL NEW RESERVES

Of the five parcels of land outlined in the report, two are believed to be of little recreational or amenity value and three could become reasonably valuable to the community. Four of the parcels of land are currently zoned Living 1 with one parcel already having an Open Space zoning.

The first parcel of land exists on the corner of the new expressway and Eureka Street. It is located opposite Wainoni School but due to its proximity to the expressway is likely to be of limited value to children and could potentially create a hazard. The Parks and Waterways Unit endorses the City Streets Unit's recommendation to sell this land if a buyer can be found.

The other less desirable piece of land from a public recreation perspective is the area denoted as No.4 (1,900m²) in the earlier City Streets Unit report. Also adjacent to the expressway, this piece of land is virtually inaccessible by members of the public. City Streets staff recommend landscaping this area as part of the expressway project and this is endorsed by Parks and Waterways staff.

The three remaining pieces of land denoted as No. 2, 3 and 5 in the report offer some recreational opportunities to the community.

No.5 (1200m²) can be easily accessed from Bexley Road and while limited in the recreational opportunities it can provide may well be used by the neighbouring Church and residents. If a path was provided into the reserve from Brook Street an interesting loop walk could take in views along the Avon River opposite Owles Terrace and into Wairoa Reserve and Bexley Wetland. As it was once part of Bexley Reserve it already has an Open Space zoning and is held under the Reserves Act.

No.3 (640m²) parcel lies at the intersection of Pages Road and the expressway. As it is a highly visible site it has the potential to showcase a strong planting theme or some other type of landmark. It could be considered as a potential site for the ANZAC artwork and together with the proposed Jack Hinton Reserve reinforce the ANZAC theme after which the expressway has been named.

The proposed Jack Hinton Reserve comprises No.2 parcel (968m²). Parks and Waterways staff have worked with City Streets project managers to ensure that this piece of land is developed to maximise its connection to the Avon River and to provide as much green space as possible. The main change to the original scheme has been to have the Bexley Reserve cul-de-sac as far east as possible as it was decided that car parking was not needed here as on street parking should be available.

The reserve offers a number of benefits:

- It provides a good-sized area of land along the expressway before housing starts.
- It will enable some relief along the south side of the Avon River which presently has a very hard, engineered edge. Long term, it may be possible to remove more of the gabion baskets.
- Riverside green space may become increasingly valuable for stormwater quality treatment in the future.

The reserve has been earmarked by the local community as a place to recognise Jack Hinton, a local war veteran who received the Victoria Cross and who regularly walked along this area. The idea is supported by the Hinton family, the Bexley Residents' Association and the RSA. Initial ideas are to provide simple landscaping and a large rock on the reserve to recognise Jack Hinton, the ANZAC theme and the natural values offered by the Avon River. In considering this matter, the Board needs to be aware that a Jack Hinton Drive does exist near the Westpac Trust Centre and this may cause some confusion to members of the public when trying to locate either the street or the reserve. However, if supported, Parks and Waterways staff are happy to work with the interest groups to provide a concept plan for the reserve.

CONCLUSION

Three new reserves are seen by the Parks and Waterways Unit as desirable and practical enough to become part of the parks network in the Bexley area. Two parcels of land resultant from the Woolston/Burwood expressway are less accessible and desirable as parks. In general Parks and Waterways staff concur with the Board's recommendations from the August 2002 report.

Further design work needs out to be carried out to enhance No.2 reserve and to meet the community's aspirations to name it after Jack Hinton VC. This together with an artwork on the corner of Pages Road and the expressway would highlight the ANZAC theme after which the expressway is named.

Staff

- Recommendations:**
1. That the information be received.
 2. That two parcels of land (Nos. 1 and 4) be not supported as suitable for reserves.
 3. That three parcels of land (Nos. 2, 3 and 5) be retained as reserve.
 4. That Parcel No. 3 be considered as a site for the proposed ANZAC artwork.
 5. That Parcel No. 2 be named as Jack Hinton Reserve and a concept plan be developed for the reserve.

Chairperson's

- Recommendation:** That the abovementioned recommendations be adopted.