

11. MORRISON AVENUE - NEW RESERVE PURCHASE

Officer responsible Parks and Waterways Manager	Author Kirsty Patten, DDI 941 6702 Bill Morgan, DD 941-8581
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This report is being submitted to the Shirley/Papanui Community Board for its consideration and recommendation to the Council.

PURPOSE OF REPORT

The purpose of this report is to consider the purchase of a properties in Morrison Avenue for a local park.

BACKGROUND

Morrison Avenue is located in Papanui East, an area characterised by poor infrastructure levels and green-space assets. Papanui has been identified as a priority one in the 'Local Parks Acquisition Strategy (1997)' with an existing deficiency and distribution of local parks. Areas of open space are an essential component of a healthy and attractive city as they enhance its amenity value and allow communities living in the area to meet both recreational and social needs.

The Shirley/Papanui Community Board have made a number of submissions to the annual plan process regarding provision of funding for the acquisition of a park area within Papanui. The submission was supported last year and \$250,000 was allocated toward the identification and purchase of a suitable site inside the Greers/Northcote/Harewood Roads boundary.

Suitable sites were considered in Morrison Avenue; a street chosen because of the central location to the whole area and noted as having a high number of young children. Location attributes were ranked according to the following criterion:

- Location
- Price
- Future expansion
- Fit within the Parks and Waterways 'Safer Parks' standards

The two properties considered most suitable according to the above factors were numbers 26 and 28 Morrison Avenue. These properties are located in front of the Papanui Bowling Club on the southeast side of Morrison Avenue. The best features of the site include a good width of street frontage for maximum visibility into the site, which will also add to the informal supervision of the Bowling Club buildings that are currently screened from the road by housing. There is also an advantage in having an adjacent position to the Bowling Club in that, should membership fall or the club does not re-new its lease, the land can be utilised as part of a wider green-space development.

PROPERTY DETAILS

The property at 26 Morrison Avenue contains an area of 829m² and the property at 28 Morrison Avenue contains an area of 794m². They are located to the south-eastern side of Morrison Avenue and backs on to the Morrison Avenue Bowling Club which lies to the east. Surrounding properties comprise of a similar group of ex-state bungalows of the 1950s that are reasonably well maintained. A three bedroom weatherboard bungalow, a double garage and garden shed are situated on 26 Morrison Avenue and a three bedroom weatherboard bungalow and a double garage are situated on 28 Morrison Avenue.

ZONING

The property is zoned Living 1 under the proposed City Plan.

SOURCE OF FUNDS

Neighbourhood Reserve Purchases – Capital Funds.

AGREEMENT

To determine the properties' current market values the Council engaged the services of Ford Baker, Registered Public Valuers, the details of which are included in the Public Excluded section of this report.

Staff

- Recommendations:**
1. That the Council resolve to acquire the property situated at 26 Morrison Avenue being Lot 24 DP 16706, Certificate of Title CB 22B/449 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 to acquire the property situated at 28 Morrison Avenue being Lot 4 DP 17078, Certificate of Title CB 26K/140 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.
 3. That the Council resolve pursuant to Section 16(2)(A) to classify both parcels of land as Recreation Reserve pursuant to Section 17 of the Reserves Act 1977.

Chairperson's

Recommendation: That the staff recommendations be adopted.