

7. IDRIS ROAD RESERVE PURCHASE



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Corporate Plan Output: Neighbourhood Reserves purchase	

The purpose of this report is to consider the purchase of part of a residential property for addition to an adjacent local purpose (community buildings) reserve, to classify the land accordingly and to grant an easement over an existing electricity kiosk.

BACKGROUND

The owners of the property at 3 Idris Road, Fendalton, have approached the Council to look at the possible purchase of part of their section for which they have no use, and which is adjacent to the Idris Reserve, partly occupied by the Fendalton Scout Group.

The proposal change has some major advantages for the scouts and local residents, in that they are relieved of maintenance requirements for the grounds which has often been a strain on their resources in the past. In addition, local residents will now have greater access to a small neighbourhood reserve, which has previously been considered for the exclusive use of the scouts. The Fendalton Scout Group has had a presence on Idris Reserve since 1969 when they constructed their original den. In a recent report to the Fendalton/Waimairi Community Board covering the future use of the reserve the matter of establishing a formal lease agreement with the scouts was covered.

INCREASED PUBLIC USAGE AND LEASED AREA

Until now the scouts have had the exclusive use of the entire reserve. The Parks Unit will now only lease part of the reserve back to the scouts. The new lease will cover the foot-print of the building with a small margin around the outside to cater for future extensions.

BRICK SUBSTATION

Located upon the frontage of the reserve is an old, redundant Southpower substation. These old brick buildings were once common place around the city. However, many have been demolished and replaced over recent years.

The Parks Unit wishes to retain this particular building for its historical and architectural significance of a bygone era. The Parks Unit has recently had discussions with Orion representatives and they have agreed to hand the building over to the Council, as they will be obtaining an easement for the existing kiosk on the reserve.

LANDSCAPE DEVELOPMENT AND LAND PURCHASE

The existing reserve is long and narrow with minimal road frontage. Acquiring part of the adjacent residential property has significant benefits for the reserve through increasing the road frontage, thereby increasing the profile and visibility of the reserve as a whole and encouraging wider public usage.

The additional land provides a valuable opportunity to develop the area around the old brick sub-station as a feature on the reserve and to construct an access path into the reserve and scout den.

The Parks Unit will prepare a landscape plan in the near future to reflect and promote the wider public usage of Idris Reserve.

PROPERTY DETAILS

The subject land is triangular shaped in the north-east corner of the section fronting Idris Road. The area is presently grassed and comprises approximately 70 square metres. The sale of this land will not have any significant disadvantage to the residential property, but will allow better options to enhance the utilisation and road frontage appearance of the adjacent reserve. A site plan is tabled.

The site is zoned Living 1 (outer suburban under the proposed City Plan). The reserve is zoned O1 under the Proposed City Plan. The zoning is not an issue with the intended utilisation/development of the subject land.

PROPERTY SETTLEMENT

The land has been valued for the Council by George Anderson & Co, registered public valuers, details of which are included in the public excluded section of this report. An agreement has been entered into, subject to the approval of the Council, to acquire the area concerned by transfer.

SOURCE OF FUNDS

Provision has been made in the 2000/2001 financial year for this purchase within the Parks Unit Neighbourhood Reserve Purchase Fund.

CLASSIFICATION

The Council has resolved to classify the Idris Reserve a local purpose (community buildings) reserve, although this classification has yet to be notified in the NZ Gazette. In order that the land to be acquired can be amalgamated in one title with the existing reserve, it will be necessary for the Council to pass a resolution to classify the land to be acquired as a local purpose (community buildings) reserve. Following settlement of the purchase, classification of both the existing reserve and the area to be purchased will then be notified in the Gazette and a new amalgamated title to the extended reserve issued.

EASEMENT

Situated on the existing reserve is an electricity kiosk. Discussions have been held with Orion and it has been agreed that, while survey is being undertaken, an easement be shown on the plan to cover the 5.5m² or thereabouts covered by the kiosk, at Orion's cost.

PUBLIC NOTIFICATION

It will not be necessary to notify the classification of the new reserve as the purchase is for the same purpose as the classification. Public notice of the proposed easement is also not required as the reserve is not likely to be materially altered and the rights of the public in respect to the reserve are not likely to be permanently affected, given that the kiosk is an existing structure.

- Recommendation:**
1. That Section 1 on drawing number 22350/1 containing approximately 70 square metres, subject to survey, being part of the land comprised and described in Certificate of Title 20B/852, be acquired by the Council as a local purpose (community buildings) reserve on the terms and conditions outlined in the Public Excluded section of this report.
 2. That subject to recommendation 1 the Council adopt the following resolution to classify the land accordingly:

Resolution

In exercise of the powers conferred upon it by delegation under the Reserves Act 1977, the Christchurch City Council classifies the reserve described in the Schedule as a Local Purpose (Community Buildings) reserve, subject to the provisions of the Act.

Schedule

Canterbury Land District-Christchurch City

Part Lot 2, DP 3864 containing 70 square metres (subject to survey) being part of the land comprised and described in Certificate of Title 20B/852 shown as Section 1 on drawing number 22350/1.

3. That pursuant to Section 52 of the Reserves Act 1977 the existing reserve contained in CT 413/87 together with the land to be acquired being part Lot 2 DP 3864 70m² (subject to survey) part CT 20B/852 be united to form one Local Purpose Reserve to be known as the Idris Reserve.
4. That pursuant to Section 48 of the Reserves Act 1977, the Council resolve to grant an easement in favour of Orion NZ Ltd for electricity purposes in respect of the existing electricity kiosk on Lot 18 DP 6101, subject to Orion NZ meeting the costs of creating the easement and the consent of the Minister of Conservation.

The above report was before the Fendalton/Waimairi Community Board at its meeting on 4 July 2000. The Board supported the above proposal.