

1. HILLARY CRESCENT RESERVE – ACQUISITION OF LAND

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Corporate Plan Output: Parks Plans and Policy Statement and New Assets – Reserve Purchases	

The purpose of this report is to recommend to the Council the purchase of part of a property in Roche Avenue for addition to the recently acquired Hillary Crescent Reserve.

The report has been submitted to the Riccarton/Wigram Community Board for comment.

INTRODUCTION

At its meeting in August 1999 the Council considered a report from the Parks and Recreation Committee recommending the purchase of 27 Hillary Crescent as a local reserve. At the time negotiations were in hand but not completed with the owners of the adjoining property to secure an additional 375m² for addition to the reserve.

It was reported to the Council that a local community needs analysis report (1998) was undertaken in the Upper Riccarton area and that the report identified a community which was characterised by several significant features namely a high population increase since 1991, low incomes and high ethnic diversity. A community house at 40 Hillary Crescent managed by the Fijian Social Services Trust provided a range of children's and adult recreation and training programmes for the community but the facilities were no longer adequate to service the area needs. As a consequence consideration was given to the creation of a pocket community park of approximately 1800m² to serve the unique needs of the strongly multi cultural community of the Upper Riccarton area and especially the residents of Hillary Crescent and Roche Street in the medium to long term. As a consequence the property situated at 27 Hillary Crescent was purchased and as indicated negotiations were in hand to acquire part of the adjoining property. Negotiations have now been completed with the owners to secure the additional land to meet the perceived needs of the community.

LOCATION

Hillary Crescent is a short loop road off Curletts Road in Upper Riccarton. It lies in the block between Blenheim Road to south, Main South Road to the north, Curletts Road to the west and Hansen Lane on the east. Hillary Crescent is connected to Roche Street by a narrow right of way.

Generally the above area has adequate provision of local green space with Vicki Street Reserve and Hansens Lane Reserve providing the two areas of local park. However, the Hillary Crescent area is isolated from the Vicki Street Reserve by Curletts Road which carries high traffic volumes in trucks etc. Hansens Lane Reserve is right at the margin of the recommended 400m travel radius distance from a park via the street system from Hillary Crescent. From a Parks point of view the request to create more reserve space in the area has been evaluated from the slightly wider social perspective than normal given the extra information available on the socio-economic/cultural characteristics of this area.

A COMMUNITY POCKET PARK FOR HILLARY CRESCENT

The success of the community house at 40 Hillary Crescent and a need for a new location points to a joint community-parks solution which would provide a greater overall benefit to the area than either facility alone.

The community needs analysis identified a number of requests from Upper Riccarton children including:

- Bigger better parks (27% of children)
- More activities for children (15% of children)
- A skateboard park (10% of children)

Caregivers of small children would like to have places where they go and have a coffee, learn crafts/skill or take part in an exercise class/walking group while their pre-schoolers have a stimulating area to play.

Some caregivers of small children would like a facility in the area which offers low cost, casual childcare for times when they need to be out for appointment, job searching etc. The Bishopdale Creche located beside Bishopdale Mall provides a model which would be emulated in this area.

A small community park associated with a community building with play facilities for younger children in an attractive setting would be beneficial in the Hillary Crescent area. This would alleviate some of the social needs of the area by providing a local meeting place for space for play opportunities for younger children. More challenging facilities for older children would be better incorporated in either Vicki Street or Hansen Lane Reserves.

It was reported to the Council that Hillary Crescent would be suitable for a small park and adjacent community building for the following reasons:

- It is situated in an area on the ideal limit of accessible (400m) walking distance from the local reserve, Hansens Lane Reserve and cut off from Vicki Street Reserve by Curletts Road.

- It is a quiet loop road with a right of way connection through to Roche Street thus increasing potential user access and providing a focus around which a park could be built.
- The community house at 40 Hillary Crescent has proved to be a very successful venue with the community.
- The Hillary Crescent/Roche Street right of way is narrow and ideally should be wider to improve pedestrian safety.

PROPERTY DETAILS AND SETTLEMENT

The area to be acquired containing approximately 375m² when added to 27 Hillary Crescent will give a total area of 1048m² of open space. The property is depicted on the tabled plan and shown as section 1. It is the rear garden of the property situated at 28 Roche Avenue and it should be noted that following acquisition of the area the balance of the property will still be a complying lot.

The property was valued on the Council's behalf by George Anderson Company Limited, the details of which are included in the public excluded section of this report. Agreement has been reached with the owner requiring the Council to confirm by 31 May 2000 its intention to purchase. As such approval is sought to acquire the land as a reserve.

SOURCE OF FUNDS

The purchase will be funded from the Reserve Purchase Fund in the 2000/01 financial year. Provision of \$2.6M has been made in 2000/01 for the reserve purchase programme, of which \$1.48M has already been committed with the Council's approval. In addition, contracts for the purchase of land for reserve purposes, totalling \$502,500, are currently under negotiation.

Recommendation: That the property in Roche Avenue be acquired for a recreation reserve on the terms and conditions outlined in the public excluded section of this report.