

9. KEARNEYS ROAD LAND PURCHASE - CANTERBURY INDOOR BOWLS ASSOCIATION

Officers responsible Property Manager City Water and Waste Manager	Author Pam Ellis, DDI 371 1505
---	--

The purpose of this report is to seek the Council's approval to purchase part of the land at 25 Kearneys Road owned by the Canterbury Indoor Bowls Association (Inc). The report is being referred to the Hagley/Ferrymead Community Board for comment and to the City Services Committee for recommendation to Council.

BACKGROUND

The Canterbury Indoor Bowls Association (Inc) ("CIBA") owns the property at 25 Kearneys Road comprising land of 1.6187 hectares and a substantial building/clubrooms designed for indoor bowling activities. The property is described as Lot 1 DP 12201, Pt Reserve 2172 and Pt RS 8188, Certificate of Title 475/300. The property adjoins Cuthberts Green recreation ground to the east, residential properties to the north and Council land to the south which is generally part of the Christchurch Wastewater Treatment facilities. The CIBA property is zoned Living 1 in the Proposed City Plan, adjoining the Open Space 3 land owned by the Council.

Because the Kearneys Road property is much larger than CIBA's current or foreseen needs, the Association has considered options for disposing of an area of 6839m² at the rear of the site. In the first instance, the Association approached the Council, being a significant adjoining owner on two boundaries, to see if there was interest from the Council in acquiring this land.

DISCUSSION

Plan S3204 attached shows a possible subdivision of the CIBA property, with CIBA retaining Lot 2 and the surplus area of 6839m² being shown as Lot 1, and both with right-of-way to Kearneys Road.

Interestingly, the land was originally owned by the former Christchurch Drainage Board as part of its wider wastewater treatment properties. The Board sold the land to the Association in 1959 for establishment of its indoor bowling facilities.

NEED TO ACQUIRE THE PROPERTY

The Council and its predecessor authority, the Christchurch Drainage Board, have endeavoured to maintain a buffer zone of land around the wastewater treatment facilities which are located in close proximity to the residential suburbs of eastern Christchurch, and more particularly Bromley. If the CIBA surplus land is sold on the open market, the Living 1 zoning would allow subdivision of the 6839m² into at least eight residential sections. This is an outcome which would probably not have been contemplated by the Drainage Board when selling the land to CIBA for a recreational use in 1959 and is, today, considered to be an undesirable expansion of the residential area on the boundary of the Council's Open Space land forming part of the buffer zone around the wastewater treatment facilities. Further, there are three large rising mains running through the whole property which although protected by easement are better managed in Council ownership.

The surplus land adjoins the Cuthberts Green softball area and acquisition of the land by the Council could be a useful addition to this facility by way of access and parking. This use has not however been investigated in detail.

In 1992 a draft plan was prepared showing a conceptual landscaping, agroforestry and recreation development around the perimeter of the treatment plant, paddocks, Memorial Park Cemetery and Cuthberts Green. Although this plan has not proceeded further, the possibility of including some of CIBA's land in this development was noted even in the early 1990s.

There is currently also renewed interest from a local sports club in development of a combined sports recreation facility utilising the Council open space in this immediate area and the CIBA land would be a useful addition to this plan. Discussions are currently being held with a local sports club on this development.

PROPERTY PURCHASE

Negotiations have been undertaken with CIBA and agreement reached on the price and conditions for the Council to purchase the 6839m² shown as Lot 1 on the attached plan. Valuation details are included in the public excluded section of this report. Lot 2 on the plan, to be retained by CIBA, includes the Association's clubrooms/bowling facilities and sealed parking area.

The conditions applying to the acquisition, if agreed by the Council, include the following:

- The Council undertaking the necessary subdivision at its cost
- The Council meeting the costs of any necessary easement preparation and registration
- CIBA and the Council sharing the costs of installing post and cable barriers between the lots
- CIBA providing and installing gates at their car park entrance

The City Water and Waste Manager supports the acquisition of the surplus CIBA land primarily for the purpose of retaining the open space as part of the buffer zone around the treatment works and to prevent further residential encroachment in this area. Funds for the purchase have been allowed in the Wastewater Capital (New Assets) Budget in the 2001-2002 year.

CONCLUSION

While an immediate alternative use for the area has not been confirmed, it is considered that acquisition of the property is of strategic importance in retaining the open space buffer around the wastewater treatment plant and will in time be usefully incorporated into the expanded recreational and open space development in the area.

Recommendation: That the Council acquire the property shown as Lot 1 on Plan S3204 on the terms and conditions detailed in the public excluded section of this report.