

9. ACQUISITION OF SEVERANCE - 66 PROCTOR STREET

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Corporate Plan Output: New Assets – Neighbourhood Reserve Purchases	

The purpose of the report is to recommend to the Council the acquisition of a severance from a property at 66 Proctor Street (see attached map) in order to protect the springs which feed Papanui Drain.

BACKGROUND

In June 1998 the Council approved the purchase of the property at 55 Halliwell Avenue in order to create a reserve and to protect the springs that feed Papanui Drain as well as creating an entranceway to a walkway to be created between Halliwell Avenue and Grants Road. At the present time the section of Papanui Drain between Grants Road and Halliwell Avenue is boxed lined and in accordance with the Annual Plan and Budget targets it is proposed to naturalise this section of the drain. Agreement has been reached with all of the owners concerned and it is anticipated that this work will be put in hand in the near future. In order to provide adequate protection to the spring it has been found necessary to secure additional land on the southern bank and following discussions with the owner agreement has been reached to acquire approximately 90m² off the rear of this property which fronts Proctor Street.

PROPERTY DETAILS

The property concerned is located to the northern side of Proctor Street in close proximity to the Horner Street intersection. It contains 675m², is zoned Living 2, and houses a three bedroom weatherboard bungalow constructed in the 1940s. The loss of 90m² from the rear of the property will not detrimentally affect it although there will be a need to re-establish the garden, shift or replace a small garden shed and provide a new boundary fence. In order to determine the land's value the Council engaged the services of Ford Baker, Registered Public Valuers, and their assessment of the severance required from the property is contained within the public excluded section of this report.

SOURCE OF FUNDS

The purchase will be funded from the Neighbourhood Reserve Purchase Fund in the 2000/2001 financial year for which sufficient funds are held.

This report has been referred to the Shirley/Papanui Community Board. At its meeting on 31 January 2001, the Board supported the proposal to acquire additional land to protect the springs which feed the Papanui Drain.

Recommendation: That the area be acquired on the terms and conditions contained in the public excluded section of this report.