

7. CASHEL STREET RESERVE – ACQUISITION OF LAND

Officer responsible Parks & Waterways Manager	Author Property Services Officer, Bill Morgan, DDI 371-1581
Corporate Plan Output: Parks Plans and Policy Statement and New Assets – Reserve Purchases	

The purpose of this report is to recommend that the Council purchase a property in Cashel Street for a local reserve.

INTRODUCTION

The Local Parks Acquisition Strategy (1996) identified inner city east as a priority 1 area for acquisition of local open space. The study identified a large triangular area around Fitzgerald Ave immediately to the north of the proposed purchase site as deficient in local parks within walking distance. Opportunities for park acquisition in this area are limited. The proposed reserve is amongst residential housing and has the potential to meet local open space needs of people living in the area.

The site has an existing park-like setting with open grass bordered by mature trees. Minimal input is required to make the area a public open space. Being located on the corner of two streets, it is highly visible and accessible and could be enhanced with local recreation facilities.

PROPERTY DETAILS

The property concerned is situated at 398 Cashel Street and lies on the south western corner with Raglan Street. The total area concerned is 981m² with good frontages to both Cashel and Raglan Streets. The section has a northerly aspect and is level and laid out with lawns, shrubs and gardens.

The site is zoned Living 3 under the proposed City Plan and would lend itself admirably to flat development given the two road frontages and could accommodate up to nine units. The proximity close to Fitzgerald Avenue and the city would make this a good development proposition. However, following discussions with the owners, who own the adjoining commercial property in Essex Street, which lies on the southern boundary, they have agreed to dispose of it to the Council for reserve purposes primarily to maintain the existing outlook from their offices.

VALUATION

To assess the land's value the Council engaged the services of Geo Anderson and Company, registered public valuers, the details of which are included in the public excluded section of this report. The owners on the other hand engaged Fright Aubrey, registered public valuers, to assess the property on their behalf and following discussion agreement has been reached, subject to formal Council approval, to acquire the area at a price negotiated between the respective valuations.

SOURCE OF FUNDS

Sufficient funds are held in the 2000 / 2001 allocation to acquire the land concerned from the Reserves Budget.

This report was before the Hagley/Ferrymead Community Board at its meeting on 31 January 2001. The Board supported the proposal to purchase the Cashel Street land for reserve purposes.

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