

## 1. NEW RESERVE PURCHASE - MORRISON AVENUE

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This report was submitted to the Shirley/Papanui Community Board for its consideration and recommendation to the Council.

### PURPOSE OF REPORT

The purpose of this report is to consider the purchase of part of a property in Morrison Avenue, Papanui, for a local park.

### BACKGROUND

The Council on the Board's recommendation recently approved the purchase of two properties in Morrison Avenue for the establishment of a neighbourhood reserve. In making its recommendation the Board noted that Morrison Avenue is located in Papanui East, an area characterised by poor infrastructure levels and green-space assets. Papanui has been identified as a priority one in the 'Local Parks Acquisition Strategy (1997)' with an existing deficiency and distribution of local parks. Areas of open space are an essential component of a healthy and attractive city as they enhance its amenity value and allow communities living in the area to meet both recreational and social needs.

The Shirley/Papanui Community Board had made a number of submissions to the annual plan process regarding provision of funding for the acquisition of a park area within Papanui. The submission was supported last year and \$250,000 was allocated toward the identification and purchase of a suitable site inside the Greers Road/Northcote Road/Harewood Road boundary.

Suitable sites were considered in Morrison Avenue, a street chosen because of the central location to the whole area, and noted as having a high number of young children. Location attributes were ranked according to the following criterion:

- Location
- Price
- Future expansion
- Fit within the Parks and Waterways 'Safer Parks' standards

The two properties considered most suitable according to the above factors, ie. 26 and 28 Morrison Avenue are currently being purchased by the Council. These properties are located in front of the Papanui Bowling Club on the southeast side of Morrison Avenue. The best features of the site include a good width of street frontage for maximum visibility into the site, which will also add to the informal supervision of the Bowling Club buildings that are currently screened from the road by housing. There is also an advantage in having an adjacent position to the Bowling Club in that, if membership should fall or the club does not renew its lease, the land can be utilised as part of a wider green-space development.

### CURRENT NEGOTIATIONS

At the time approval was obtained to acquire 26 and 28 Morrison Avenue it was indicated that negotiations were continuing with the owner of 24 Morrison Avenue who had offered to sell the rear portion of her section for inclusion within the new reserve. Negotiations have now been completed and the details are indicated below.

### PROPERTY DETAILS

The property to be acquired is depicted on the tabled plan SM 1154-01 and is shown as Section 1 and contains an area of 268 m<sup>2</sup>. The area lies to the west of the Bowling Club Pavilion and will provide a useful adjunct to the reserve. Surrounding properties comprise a similar group of ex-state bungalows of the 1950s which are reasonably well maintained.

### ZONING

The property is zoned Living 1 under the proposed City Plan.

## **SOURCE OF FUNDS**

Neighbourhood Reserve Purchases – Capital Funds.

## **AGREEMENT**

To determine the property's current market value the Council obtained a valuation from Ford Baker, Registered Public Valuers, the details of which are included in the public excluded section of this report.

- Recommendation:**
1. That the Council acquire the property situated at 24 Morrison Avenue being Part Lot 25 DP 16706, Certificate of Title CB 26F/621 (as depicted and shown as Section 1 on Plan SM 1154-01 containing 268 m<sup>2</sup>) on the terms and conditions contained in the public excluded section of this report as a Recreation Reserve pursuant to Section 17 of the Reserves Act 1977.
  2. That the Council resolve pursuant to Section 16(2)(A) to classify the land as Recreation Reserve pursuant to Section 17 of the Reserves Act 1977.