

3. NEW RESERVE PURCHASE: MORRISON AVENUE

Officer responsible Parks and Waterways Manager	Author Bill Morgan, Property Consultant, DD 941-8581
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PURPOSE OF REPORT

The purpose of this report is to consider the purchase of a property in Morrison Avenue, Papanui, for a local park (refer attached plan).

BACKGROUND

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 in 2002 and \$250,000 was allocated toward the identification and purchase of a suitable site inside the Greers/Northcote/Harewood Roads 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 were purchased by the Council in 2002/2003. 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 which were previously 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 re-new 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 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 were subsequently completed and the area purchased in 2003. The owner has now approached the Council to see if it will purchase the remainder of the property including the house.

The purchase of the balance of the property will enable and facilitate a better park development and will improve its layout and as such is supported.

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 engaged the services of Ford Baker, Registered Public Valuers, the details of which are included in the Public Excluded section of this report.

Staff

- Recommendation:**
1. That the Council resolve to acquire the property situated at 24 Morrison Avenue 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.

Chairman's

Recommendation: That the above recommendation be adopted.