

35. NEW RESERVE PURCHASE: MORRISON AVENUE

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| Officer responsible Parks & 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.

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. 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.

Chairpersons

Recommendation: Not seen by the Chairperson.

36. ACHESON AVENUE URBAN RENEWAL PROJECT

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| Officer responsible Community and Recreation Unit Manager | Author Community Services Team Leader, David Coom DDI 941-8275 |
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The purpose of this report is to update the Community Board on the progress surrounding the Acheson Avenue Urban Renewal Project.

BACKGROUND

In 2001 a needs analysis by Missy Morton and Lesley MacGibbon was completed on the Shirley area. The Shirley/Papanui Community Board endorsed the recommendations made in the report in February 2001. Since the research has been completed a number of initiatives have developed as a result. In late 2003 a co-ordinated Council response to the research began with the development of the "Acheson Avenue Urban Renewal Project". Until recently, this project team was led by Lyn Campbell (Projects Manager – Policy), and is now being led by David Coom (Community Services Team Leader).

A report in March 2004 to the Shirley/Papanui Community Board and the Community and Leisure Committee outlined an action plan and rationale with regard to the development of the urban renewal project. The main details of the plan where work needed to proceed were:

- Macfarlane Park Renewal
- The development of a one-stop shop for various government agencies to provide services locally
- The continued provision and development of community development and recreation and leisure opportunities.

PROGRESS TO DATE

One-Stop Shop

A lease has been finalised for Number 25 Acheson Avenue. The cost is \$10,400 per annum for a period of two years. The lease term begins in October 2004; however, Council has access to the property currently to enable work to take place prior to the lease commencement.

Confirmed full-time tenants include the Police, (ie the local Community Constable) and the District Truancy Service (North East Service). Housing New Zealand and Action Works will also utilise space for set periods during the week.

Budget Requirements

The lease for 25 Acheson Avenue is held by the Council. Currently the Shirley/Papanui Community Board has allocated \$6,000 (2003/04), which has been carried forward; and \$6,000 from its 2004/05 budget towards the rental. The Police, as the only financially contributing partner, are currently negotiating a sum to contribute towards rental costs. The Police contribution is expected to meet approximately one third of the rental cost.

\$20,000 has also been allocated from the Community Facilities Discretionary Fund for refurbishment of 25 Acheson Avenue. Meetings have been set to incorporate the tenant requirements into the design plans, which are being completed by City Solutions. It is expected that the upgrade of 25 Acheson Avenue will be done in stages as and when funds are secured.

Council staff will report to the 2005/2006 annual budgeting process in September if further financial support for the development of 25 Acheson Avenue is necessary.

ONE STOP SHOP LAUNCH

A public meeting has been set for Monday 13 September at 4 pm to launch the concept of the One-Stop Shop, which is to be named "Acheson Avenue Community Services". The launch has two purposes, namely:

- To inform the community about "Acheson Avenue Community Services" and the services offered by the agencies utilising the centre; and
- To be a springboard for beginning a community process around the wider concept of Acheson Avenue Urban Renewal.

COMMUNITY PROCESS

Through the launch, the Shirley Community Network and local staff knowledge, the next step is to set up a "Reference/Consultation Group" which may:

- (a) Develop, with input from local residents, a charter in relation to community aims and aspirations
- (b) Assist Council staff in developing processes/methods appropriate for that local community with regard to consultation. Housing New Zealand have also expressed an interest in making use of any consultation reference groups that are set up.

This group may also play a role in collaboratively developing further community development or recreation and leisure projects in the community.

CONCLUSION

The One Stop Shop is now well under way, allowing the next stage of this project to develop which involves the wider community in future initiatives and in the business of Council.

Staff

Recommendation: That the report be received

Chairperson's

Recommendation: Not seen by the Chairperson.

