

8. STANMORE ROAD LOCAL RESERVE PURCHASE

RR 9540

Officer responsible Parks Manager	Author Kelvin McMillan, Parks Planner Policy Stephen Cribb, Property Services Officer
Corporate Plan Output: Parks Plans & Policy Statements and New Assets – Reserve Purchases	

The purpose of this report is to recommend that the Council purchase a 566 m² property adjacent to the Linwood Library, for a recreation reserve. The report has been referred to the Hagley/Ferrymead Community Board for information.

The local parks acquisition strategy produced in 1996 identified a number of areas throughout urban Christchurch, which were deficient in local neighbourhood parks. The criteria for assessment used was proximity to existing parks and quantity of park space to the number of people in each city area.

Generally the aim was to provide local parks of 2,000–4,000 m² spaced at about 800m distances. Ideally no resident would live more than 5 minutes walk or about 400m from a local park.

The eastern inner city area, where the proposed purchase is situated, was found to have a low-medium level of open space provision. It also falls into an area where parks are spaced more than 800m apart. Thus in the strategy this area is classed as a top priority area for further park acquisition.

PROPERTY DETAILS

Address: 84 Stanmore Road

Owners: E A Bradley

Area: 566m²

Legal Description: Part RS30

Zone: Living 3

Valuation: The Government Valuation as at 1 September 1998:

LV: \$58,000

VI: \$38,000

CV: \$96,000

Details of current market value, assessed by H G Livingstone Limited are included in the public excluded Section of this report.

Comment: The property contains a 1940s style bungalow with an overall floor area of 112m².

Construction is of timber frame with weatherboard cladding and corrugated iron roof. Outbuildings comprise a single garage and shed.

Proposed Settlement: Agreement has been reached and settlement can be achieved on the Council payment of the valuation figure assessed by H G Livingstone Limited.

The property adjoins the south side of the Linwood Library and car park. It currently contains a dwelling, which will be removed and sold after the Council has purchased the property.

SOURCE OF FUNDS

The purchase will be financed from the Parks reserve purchase output, code no. 27601/023.

RESERVE POTENTIAL, LINWOOD AREA

Expansion of the open space around the library will lead to a more useful multi-purpose reserve/community area. It is desirable that further land purchases are made adjoining the proposed purchase in the future to take the reserve space up to around 2000 m².

The Parks Unit is also investigating another possible purchase in the Linwood area off Cashel Street. If negotiations are favourable then a purchase option will be put to Council in two to three months' time.

Recommendation: That the Council approve the acquisition of the property at 84 Stanmore Road at the settlement figure included in the public excluded section of this report.

Chairman's

Recommendation: That the above recommendation be adopted.