

6. STRENGTHENING COMMUNITIES ACTION PLAN UPDATE

RR 9111

Officer responsible Community Advocate	Author Bruce Meder, Community Development Adviser
Corporate Plan Output: Advocacy 6.1.text.47	

The purpose of this report is to update Board members on the progress of the Strengthening Communities Action Plan (SCAP).

BACKGROUND

SCAP is a joint Police/Council initiated project aimed at strengthening communities and helping to increase residents' feelings of safety. A core group involving representatives of the Board, Advocacy Team, Police and the communities of Shirley and Papanui was established in May 1999. An independent researcher was employed for a four month period from July to October to analyse the various research that has been undertaken in the Board's area, to help to organise community forums and to help collate material so as to enable the Community Board to formulate a Plan.

PRESENT SITUATION

Two forums have been held with Co-ordinators from Neighbourhood Support Groups (NSG's) with approximately 80 co-ordinators attending altogether. Two further forums for interested community groups and residents were held at which only six residents attended. Some further feedback has been obtained by way of questionnaires. The various pieces of research have been analysed in light of the aims of the project.

THE FUTURE

The Core Group is expected to meet soon to look at the results of this research and to formulate a draft plan.

This draft plan will then be discussed at a community forum so as to illicit comment and feedback before the final plan is developed.

Recommendation: That the information be received.

Chairperson's

Recommendation: That the officer's recommendation be adopted.

7. ST ALBANS COMMUNITY RESOURCE CENTRE SECURITY ALARM

Officer responsible Community Advocate	Author Barbara Lindsay, Community Secretary
Corporate Plan Output: Shirley/Papanui Discretionary Funds 3.1 text 27	

The purpose of this report is to seek funding for the installation of a security alarm system and a sensor beam in the St Albans Community Resource Centre.

1. 9. 99

- 2 -

Members will be aware that a burglary took place recently at the St Albans Community Resource Centre. To have a security alarm system installed and a sensor beam at the front door would cost in the vicinity of \$1,000.

7. Cont'd

Recommendation: That a grant of \$1,000 from 1999/2000 Discretionary Funds be made for the installation of a security system for the building and a sensor beam at the front entrance door of the St Albans Community Resource Centre.

Chairperson's

Recommendation: That the officer's recommendation be adopted.

8. PARKS CAPITAL WORKS PROGRAMME 1998/99

RR 10495

Officer responsible Parks Manager	Author Mark Rykers
Corporate Plan Output: Capital Outputs Page 9.4.46 to 9.4.75.	

The purpose of this report is to inform the Community Board on the end of financial year position in respect to parks capital projects within the Board area during 1998/99.

Overview

Included in this report is a schedule setting out details on the end of financial year position for each project within the Board area. Overall a satisfactory result for the year's programme is presented with 38 of a total of 40 projects being completed.

Carry forwards to 1999/2000 have been requested where projects were not completed.

Exception Reports

Set out below is information on projects where delays to completion occurred.

Project	Comment	Recommended action
Champion Reserve Play Equipment	This project was subject to buildings on the new area of the reserve being removed. As this is has not occurred play equipment installation is delayed until later in 1999.	Funds carried forward to 1999/2000.
Spencer Park Beach – Landscape work and entrance development	Work has been delayed until design and planning issues are resolved.	Funds carried forward to 1999/2000.

Recommendation: That the information be received.

Chairperson's

Recommendation: That the officer's recommendation be adopted.

9. ST ALBANS NEIGHBOURHOOD PLAN

RR 10537

Officer responsible Environmental Policy and Planning Manager	Author Janet Reeves, Senior Planner, Urban Design & Projects Josie Schröder, Assistant Planner, Urban Design & Projects
Corporate Plan Output: Environmental Improvement Plans	

The purpose of this report is to advise the Board of the proposal to recommence work on a St Albans Neighbourhood Plan.

BACKGROUND

A number of areas around the city have been identified as Neighbourhood Improvement Areas (NIA). These areas have been identified as older residential neighbourhoods in need of some revitalisation. Since 1987, the Environmental Policy and Planning Unit has been preparing Neighbourhood Improvement Plans (NIPs) for each NIA. The most recent one to be completed was the Linwood NIP in April 1997. Copies of this plan will be available at the meeting as an example of the scope and content of a NIP. The purpose of a NIP is to provide a framework for the enhancement of the public areas in a defined neighbourhood.

One of the areas identified as a NIA encompasses the eastern part of St Albans, bordered by Bealey Avenue, Madras Street, Warrington Street and Hills Road. However, the work on the NIP for this area was not progressed because of uncertainty about roading alignments through the area. Nevertheless, there are still various Council projects and ideas proposed for this area. Given the community concerns about the recent rezoning (of part of the area for higher density housing), and the community's desire to work together to maintain and enhance the qualities of their environment, it would seem opportune to focus and coordinate the various interests. The preparation of a neighbourhood plan will provide a basis for both publicly funded projects and community self help. Since NIPs relate only to public streets and spaces, this plan will have a wider scope than previous ones. In order to reflect this, it is proposed that the plan be called the St Albans Neighbourhood Plan.

The area currently identified as St Albans NIA covers only the eastern part of the rezoned area. The western part of the rezoned area is included in the St Albans East Local Area Traffic Management Scheme (LATMS). Given that the rezoned area straddles these two areas, it is considered appropriate that the boundary of the Neighbourhood Plan be drawn to include both the areas as shown on the appended plan.

PROCESS OF PLAN PREPARATION

Over the years of preparing NIPs, both the process of preparation and the content of the plan have been refined. However, one of the major problems is still that public expectations are raised during the process, but implementation of the plan can only

9. Cont'd

proceed slowly as funds become available. Furthermore, some of the desires of the community may be beyond the scope of not only the NIP but also the Council as a whole. Therefore, it is essential to be realistic about the possible outcomes before the idea of a Neighbourhood Plan is publicised.

As a first step, a large base map indicating streets, sections, community facilities, zoning etc. has been prepared. Existing and planned Council projects have been tabulated. A working group of officers will be established to identify opportunities and constraints including possible means of funding and implementation. Following this groundwork, a report of findings will be presented to the Community Board, with a view to establishing a process and timetable for community involvement.

Recommendation: That the Community Board support the preparation of a Neighbourhood Plan for the area bounded by Springfield Road, St Albans Street, Courtenay Street, Westminster Street, Forfar Street, Warrington Street, Hills Road, Whitmore Street and Bealey Avenue.

Chairperson's

Recommendation: That the officer's recommendation be adopted.

10. 2000 ANNUAL PLAN

RR 8444

Officer responsible Community Advocate	Author Barbara Linday, Community Secretary
Corporate Plan Output: Annual Plan Project Proposal and Submissions	

The purpose of this report is to clarify the process for inclusion of projects into the 1999 Annual Plan. A consultation meeting has been held on 30 August to receive proposals from residents and community groups.

A copy of the flow chart outlining the process is attached.

INTRODUCTION

The Board at this time of year considers submissions, from various sources, of project proposals for inclusion in the Council's Annual Plan. Normally this takes place at a Special Meeting of the Board.

At this meeting, the submissions would be prioritised and ranked in accordance with the Board's "Statement of priorities and Goals". The submissions are then forwarded to the various Business Units of the Council for consideration for inclusion in their budgets.

10. Cont'd

Opportunity is also taken to put forward swaps or substitution of “like with like” projects in the current Annual Plan. This is for projects where priorities may have changed since the notification of the Plan.

Normally, new works would appear in the fifth year of the Plan, with “priority one” given special consideration for earlier inclusion using the “Unspecified funds” allowances in the various unit budgets.

Recommendation: That the Board hold a Special Meeting in mid September to consider and prioritise projects for the 2000/2001 Annual Plan.

Chairperson's

Recommendation: That a Special Meeting of the Board be held on Wednesday, 15 September at 5.00 pm to consider projects for the 2000/01 Annual Plan.

11. YEAR 2000 PROJECTS

RR 10538

Officer responsible Community Advocate	Author Barbara Lindsay, Community Secretary
Corporate Plan Output: Shirley/Papanui Community Board Project Funds 3.1.text.27	

The purpose of this report is to confirm the allocation of the \$10,000 set aside from 1998/99 and 1999/00 Project Funds for Year 2000 Projects.

BACKGROUND

At a meeting of the Board's Committee on 12 August, a number of ideas were considered for allocation of the \$10,000 Project Funds set aside for Year 2000 projects.

Ideas favoured were:

- Planting of totara trees in Murchison Park.
20 trees @ \$20 plus plaque. \$1,000
 - Planting of totara trees in the English Park
Re-development Project
(costs as above). \$1,000
 - Seats on walkway
- From Spencer Park to Brooklands, **or**
- Groynes to Belfast, **or**
- in Papanui Domain
- Cost of one seat and installation \$500

11. Cont'd

- Grant towards cost of book (research and photographs) to be written on the history of the Styx River 3,000
- \$5,500**

Other ideas considered included:

- An information board at the Styx River crossing point.
- Native Trees Please!
- Youth Mentoring Scheme.
- Bus tour for tenants of Council's Elderly Persons Housing in the area.

The balance of \$4,500 has yet to be allocated.

Recommendation: That the information be received and a site be chosen for the installation of a seat.

Chairperson's

- Recommendation:**
1. That the balance of \$4,500 and an additional \$500 from 1999/2000 Discretionary Funds be allocated towards the 'Native Trees Please!' project in the Styx River basin.
 2. That a further grant of \$1,500 be made from 1999/2000 Discretionary Funds for the provision and installation of further seats on the Spencer Park to Brooklands Walkway (1) and on the Groynes to Belfast Walkway (2).

12. **PAPANUI TRAFFIC SAFETY GROUP**
- SAFETY AWARENESS CAMPAIGN

RR 10539

Officer responsible Community Advocate	Author Barbara Lindsay, Community Secretary
Corporate Plan Output: Shirley/Papanui Community Board Discretionary Funds 3.1.text.27	

The purpose of this report is to ask the Board to consider a request for Discretionary Funding.

CAMPAIGN

The following letter has been received from the Papanui Police:

"During the period of Monday, 18 October 1999 until Sunday 31 October 1999 the Papanui Traffic Safety Group will be running a Safety Awareness Campaign.

12. Cont'd

This campaign will be run using both check points and mobile patrols targeting cycle safety and the use of vehicle seatbelts and appropriate restraints by children.

We are hoping to organise publicity for this campaign with The Press and local community newspapers.

The areas to be covered during this campaign include Belfast, Marshlands, Shirley, St Albans, Merivale, Ilam, Fendalton, Avonhead, Russley, Burnside, Bishopdale, Bryndwr, Northcote, Redwood, Mairehau and Papanui.

Our aim is to provide positive reinforcement for compliance during this campaign.

We are seeking a cash donation of \$300. This will enable us to purchase balloons, confectionary and other suitable items that may be handed out during this period to reward safe behaviour.

We are endeavouring to obtain sponsorship from a variety of organisations to make this campaign a success.”

Recommendation: That the Board consider making a grant of \$300 from the 1999/2000 Discretionary Funding towards costs of running a Safety Awareness Campaign in October 1999.

Chairperson's

Recommendation: That the officer's recommendation be adopted and the Police be encouraged to use the Board's 'Community Safety' cards.

13. ST JAMES AVENUE TRAFFIC

Report of a meeting held with residents of St James Avenue on 23 August 1999 to seek their views on proposed traffic calming measures at the St James Avenue/Harewood Road intersection is attached.

Chairperson's

Recommendation: That the information be received and any traffic calming measures in St James Avenue be delayed until the planned reconstruction of the street in 2003/4.

**14. PROPOSED PERIODIC DETENTION CENTRE
- WINSTON AVENUE PAPANUI**

RR 10540

Report of a meeting of local business people to discuss the proposed Periodic Detention Centre in Papanui, held on 9 August 1999, is attached.

- Recommendation:**
1. That the report be received.
 2. That the Community Board hold discussions with Community Probation personnel regarding possible alternative sites.
 3. That a letter be sent to the Environmental Planning and Policy Unit asking that the application for use of the Winston Avenue site for a Periodic Detention Centre be put to a Hearings Panel, on the basis that the cumulative effects would be more minor.

Chairperson's

Recommendation: That the two adjoining Boards and local politicians and relevant staff hold discussions with Department of Corrections about the siting of Periodic Detention Centres, where planning is currently underway to ensure the best outcome for the local communities.

15. PARKING FACILITY IN PAPANUI

Officer responsible City Streets Manager	Author Lindsay Eagle, Area Engineer
Corporate Plan Output: Neighbourhood Improvements 9.5.91	

The purpose of this report is to highlight again the need for provision of some form of off-street parking facility in the Papanui Business Area.

The Board has in the past addressed complaints of cars parking all day outside residential properties in the streets surrounding the Papanui business area. This has resulted in time limit parking restrictions being imposed in some streets, for example Halliwell Avenue. Pressure has recently increased due to large organisations moving into the area that have not provided sufficient off-street parking for all their staff to use. Long term kerbside parking has extended further into the surrounding streets.

At a recent meeting of representatives from local businesses, parking congestion in the area was one of the expressed concerns.

In order to progress this issue, it would be necessary to prepare an analysis of the need for an off-street parking facility.

15. Cont'd

- Recommendation:**
1. That the Papanui Business Zone be included in the consultation and study processes for the Parking Strategy Report which is currently being prepared for the Council.
 2. That a report be prepared for the Shirley/Papanui Community Board outlining what effective measures may be pursued to alleviate the growing kerbside parking problems.

Chairperson's

Recommendation: That the officer's recommendation be adopted.

16. **PROPOSED ROAD STOPPING:
DISPOSAL OF REDUNDANT ROAD WIDENING
WYNDHAM STREET (ADJOINING 40 MARY STREET)**

RR 10392
Map Reference: D 10

<p>Officer responsible City Streets Manager</p>	<p>Author Lester Reilly, Legal Surveyor Design David Falls, Property Services Officer</p>
<p>Corporate Plan Output: Roding Land page 9.5.text.14</p>	

The purpose of this report is to start the legal procedures necessary to stop a portion of legal road.

The owners at No 40 Mary Street have approached the Council and asked if they can purchase the redundant road widening adjoining the frontage of their property on the Wyndham Street frontage.

The portion of Wyndham Street to the north-east was stopped with Council approval in 1988.

The proposed road stopping is not shown in the Notified City Plan.

Negotiations between the Council officers and the adjoining land owners have been satisfactorily concluded subject to a successful road stopping procedure.

City Streets agrees with this proposal.

The land is formed as a grass berm.

The plan is attached.

The land is not occupied by the adjoining owners.

The services located on the portion of road to be stopped are to be relocated.

16. Cont'd

Prior to sale the following resolution is necessary to initiate the stopping action:

RESOLUTION

Pursuant to the provisions of Sections 319 (h) and 342 of the Local Government Act 1974, the Christchurch City Council hereby resolves to stop that portion of road as shown on the plan and described in the Schedule hereto.

REASON FOR THE ROAD STOPPING

The Council has received a request from the adjoining owners for the purchase of the land which is no longer required by Council for road purposes.

PURPOSE TO WHICH THE STOPPED ROAD WILL BE PUT

The portion of road when stopped, will be sold to the adjoining owners pursuant to Section 345 (1) (a) (i) of the Local Government Act 1974 and amalgamated with their certificate of title pursuant to Section 345 (2) of the Local Government Act 1974.

The land is situated alongside No 40 Mary Street and is 2.0 m in width.

SCHEDULE

Portion of Wyndham Street being all that parcel of land situated in the City of Christchurch and shown as '*Road to be Stopped*' and described as follows:

Plan	Shown	Adjoining	Title Reference	Area
SO 20133	Section 1	Lot 5 DP 7338	CT 469/1	82 m ²

- Recommendation:**
1. That the above resolution be adopted.
 2. That the stopped road be sold to the adjoining owners pursuant to Section 345 (1) (a) (i) of the Local Government Act 1974 and amalgamated with their certificate of title pursuant to Section 345 (2) of the Local Government Act 1974.

Chairperson's

Recommendation: That the Council proceed with the recommendation above.

17. HERITAGE AWARD

Officer responsible Community Advocate	Author Barbara Lindsay, Community Secretary
Corporate Plan Output: Advocacy 6.1.text.47	

The purpose of this report is to consider the establishment of a Heritage Award for Shirley/Papanui.

Heritage Week is planned between 15-22 October 1999, the focus being 'Evolution of a River City'. The suggestion has been put forward that this Board may be desirous of establishing a Heritage Award to coincide with Heritage Week. Consideration will need to be given to the type and criteria for such an award.

Recommendation: That the Board give consideration to establishing a Heritage Award for the Shirley/Papanui area.

Not seen by Chairperson

18. REVIEW OF WARD BOUNDARIES

Officer responsible Community Advocate	Author Barbara Lindsay, Community Secretary
Corporate Plan Output: Advocacy 6.1.text.47	

The purpose of this report is to finalise the Board's submission on the current review of community boards and ward boundaries.

As recommended at the 4 August meeting, the Chairperson and Deputy Chairperson met to formulate a submission from the Board, including the views expressed by residents at the public meeting held in this area on 27 July. Attached is a copy of the report of the public meeting and the submission to the Council dated 5 August 1999.

Chairperson's

Recommendation: That the submission be adopted as the Board's submission to the Council on the review of community boards and ward boundaries.

19. PROPOSED RESERVE PURCHASE – SMACKS CREEK

RR 10485

Officer responsible Land Drainage Manager	Author Property Services Officer, Bill Morgan
Corporate Plan Output: New Assets – Waterways and Wetlands.	

PURPOSE OF REPORT

This report has been referred to the Shirley/Papanui Community Board for its comment and to the Parks and Recreation Committee for its recommendation to Council.

The purpose of the report is to consider the acquisition of approximately 1.0432 hectares of land adjoining Smacks Creek to protect and enhance the waterway and to ultimately provide a walkway link.

BACKGROUND

Smacks Creek is classified as one of the priority streams within Christchurch for protection and restoration and is a major tributary to the Styx River. The land is one of the few substantial areas of land along this waterway that is not already subdivided or developed. It is currently the best opportunity along the creek to improve the stream environment. This is because of the land itself, the location and the owner’s attitude.

The land has frontage to Gardiners Road, extends 250 metres along the stream and is linked with Hussey Road. Most of the proposed reserve is located between the terraces on either side of the stream. In the vicinity of Gardiners Road the reserve extends significantly beyond the terrace to provide opportunity for greater visual appreciation of the stream environment from Gardiners Road. This is important because Gardiners Road is a reasonably busy road within the area and a substantial frontage to the road will increase the visual appreciation of the proposed reserve by passers by. The upper terrace land will also provide the opportunity for the restoration of a sequence of riparian land form. It provides the opportunity to restore vegetation representative of that found above the terrace as well as that found below the terrace.

Colin Meurk recognises the proposed reserve as worthy of protection.

“This stretch of river has a fine riparian sequence of land form components and strong representation of indigenous species although the whole is dominated by introduced willows and grasses. Some of the native species are locally rare. There is a very good basis for restoring a more natural sequence of vegetation largely using the existing cover of trees as a nursery.”

Part of the property lying to the north of Hussey Road is capable of subdivision into residential allotments and it has been determined that 10 sections could be provided which would comply with the City Plan requirements. It is known that a number of developers are interested in the property. However, before pursuing this avenue, the owner has expressed his interest in protecting the waterway through the sale of the land to the Council.

19. Cont'd

In discussion with owner, a planting plan has been prepared to indicate how the property could be developed. This also serves to assure the owner of the Council's intention to protect and restore the stream area in an environmentally sensitive way.

The attached planting plan for part of the proposed reserve indicates how vegetation natives through the area can be used to enhance visual and ecological values. The opportunity to create a walkway through the reserve linking Gardiners Road and Hussey Road would extend the public's appreciation and enjoyment of the area.

GENERAL

Smacks Creek is spring fed, its source lying to the of south at Wilkinson Road and is the major waterway servicing Willowbank Wildlife Reserve and a major tributary of the Styx River. Where possible, attempts are being made to secure conservation covenants and esplanade reserves along the boundary to the creek, in order to protect and enhance the waterway. Should the Council not proceed with the above purchase there is no doubt that the possible subdivision of the adjoining sections will be extended to include the creek frontage which would be an added attraction to many prospective purchasers.

Over the past two years a number of residential developments have been completed in the vicinity, one of which, Birchwood Springs, extends through from Gardiners Road to Hussey Road and comprises 20 sections and Smacks Close which contains 18 sections. The recent extension of the Council's sewerage outfall in Gardiners Road has facilitated the subdivision of the area and there is no doubt that in due course the land adjoining the proposed reserve purchase will similarly be subdivided. Given the owner's willingness to sell the proposed reserve to the Council prior to disposing of the Living 1E land, it is believed that the opportunity should be taken to avoid the stream frontage being lost into private ownership.

SETTLEMENT

The value of the property has been determined by independent valuation with Ford Baker, Registered Public Valuers, acting on the Council's behalf and Rolle Hillier Parker providing an assessment on the owner's behalf. The details of the respective valuations are included in the Public Excluded section of this report. A conditional agreement has been entered into to acquire the property and as such approval is sought to purchase the land for a reserve.

19. Cont'd

SOURCE OF FUNDS

The purchase will be funded from the Water Services Unit's Waterway and Enhancement Fund.

Recommendation: That Lot 13 on the attached plan S3022 containing an area of approximately 1.0432 hectares being part of the land contained in Certificate of Title 22K/1483 be acquired by the Council as an esplanade reserve, subject to the terms and conditions outlined in the Public Excluded section of this report.

Chairperson's

Recommendation: That the officer's recommendation be adopted.

20. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.

1 SEPTEMBER 1999

AT 4.00 PM

SHIRLEY/PAPANUI COMMUNITY BOARD

RESOLUTION TO EXCLUDE THE PUBLIC

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely item 21.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER	GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION
PART A 21. PROPOSED RESERVE PURCHASE SMACKS CREEK) GOOD REASON TO WITHHOLD EXISTS UNDER SECTION 7	SECTION 7(2)(i)

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

Chairperson's

Recommendation: That the foregoing motion be adopted.

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

- (a) Shall be available to any member of the public who is present; and
- (b) Shall form part of the minutes of the local authority.”

CONFIDENTIAL



Christchurch City Council

**SHIRLEY/PAPANUI COMMUNITY
AGENDA**

CONFIDENTIAL

PUBLIC EXCLUDED

WEDNESDAY 1 SEPTEMBER 1999

AT 4.00 PM

**IN THE BOARD ROOM, PAPANUI SERVICE CENTRE,
CNR LANGDONS ROAD AND RESTELL STREET**

Community Board: Myra Barry, Robin Booth, Anne Carroll, Graham Condon,
Morgan Fahey, Dennis Hills, Yvonne Palmer (Chairperson),
Sally Thompson, Stephen Wright.

21. PROPOSED RESERVE PURCHASE – SMACKS CREEK

RR 10485
7(2(i))

Officer responsible Land Drainage Manager	Author Property Services Officer, Bill Morgan
Corporate Plan Output: Waterways and Wetlands.	

The purpose of this report is to advise the details of the property settlement for the purchase of the above reserve.

21. Cont'd

Agreement has been reached with the owner of the property to purchase part of a reserve to protect Smacks Creek, the relevant details being as follows:

Address:	21 Hussey Road
Owner:	R E and V A Ward
Legal Description:	Part Lot 1 DP 24788 containing approximately 1.0432 hectares and being part of the land in Certificate of Title 22K/1483 and being Lot 13 as depicted on the attached plan S3022.
Zoning:	The land is zoned Rural G (General) under the operative transitional district plan of the former Waimairi District Council. In the new city plan the site is now zoned Rural 3, being all the land to the northern side of the stream that bisects the property and Living 1E to the southern side of the stream. Accordingly, residential development can take place to the southern side of the property.
Situation and Locality:	The property is situated to the north eastern corner of the Gardiners Road intersection with Hussey Road coming within the rural district of Harewood on the northern periphery of Christchurch. Both Gardiners Road and Hussey Road have sealed carriageways and this property is located approximately 150 metres south of the Johns Road intersection with Gardiners Road. The property comes within an area that is undergoing subdivision and redevelopment and has a rural environment.
Valuation:	To assess the land's value the Council engaged the services of Ford Baker, Registered Public Valuers, who undertook two principal methods of valuation. Initially a hypothetical subdivisional approach and secondly a sales comparison method in which they considered sales of larger blocks of similar land.

21. Cont'd

For the owners, the property was valued by Rolle Hillier Parker who adopted a similar approach to their assessment. Initially there was a wide disparity between the respective valuations with the Council's assessment being \$140,000 plus GST and the owner's being \$275,000 including GST.

Following subsequent discussions with the respective valuers and the owner's solicitor, agreement has now been reached to acquire the area at a price of \$165,000 plus GST subject to:

1. The Council meeting the vendor's reasonable legal of costs and disbursements associated with the sale of the land.
2. The Council undertaking the necessary survey to provide title to the land to be acquired.
3. The owner and the Council to register a restrictive covenant on the titles to the boundary of the reserve providing that should the land to the south subsequently be developed for residential purposes, the erection of high fences on the property bounding the new reserve would be prohibited.

Chairperson's Recommendation: That the information be received.