

18. PROPOSED RESERVE PURCHASE – PICTON AVENUE

Officer responsible Parks Manager, Water Services Manager	Author Property Services Officer, Bill Morgan LO-017-001-191
Corporate Plan Output: New Assets – Reserve Purchases and New Assets (Waterways and Wetlands)	

The purpose of this report is to consider the purchase of a property in Picton Avenue for water enhancement and reserve purposes. The report has been referred to the Riccarton/Wigram Community Board for comment. The Board supports the proposal.

BACKGROUND

At its meeting in June 1999 the Parks and Recreation Committee considered a report recommending the purchase of three properties in Picton Avenue, being numbers 63-67 for the provision of a local reserve within the Riccarton area. This was subsequently approved by the Council and the purchase of the properties completed. At that time negotiations were continuing with the owner of the property situated on the corner of Picton Avenue and Dilworth Street, which the Riccarton Main Drain bisects, to secure this to enable the drain to be enhanced and also to provide road frontage to Dilworth Street for the proposed reserve.

It should also be noted that the Council has approved the purchase of the property situated at number 61 Picton Avenue, which adjoins the reserve to the south for the purposes of a new water pumping station to service the Riccarton area and that this will be incorporated into the proposed reserve development.

Within the Living 3 zone and Business zone of Riccarton in the block bounded by Riccarton Road, Wainui Street, Picton Avenue and Blenheim Road there is a distinct lack of local reserves to service the community. A considerable amount of redevelopment has taken place within these zones for which reserve contribution has been paid. The local parks acquisition policy approved by the Council in May 1997 lists the Riccarton area between Clarence and Matipo Streets and a priority for acquisition of local open space. The opportunity to purchase adjoining properties in an area of higher population density because of individual ownership is difficult to achieve.

The purchase of the subject property, which will provide the reserve with corner frontage, should not be lost given the high demand for redevelopment sections in this area.

PROPERTY DETAILS

The property comprises a 122.5m² weatherboard bungalow, which is located on a composite title having a land area of approximately 520m² and is situated at the intersection of Picton Avenue and Dilworth Street within the residential suburb of Riccarton. This location is a popular one on account of the zoning and the close proximity to the Riccarton town centre. All amenities are located nearby with the surrounding development comprising a mix of older homes and new flat developments. The section is bisected by the Riccarton Main Drain which runs from the northwest corner of the property to the southeast corner with Picton Avenue. A tributary stream flows into the drain from the neighbouring properties, which have already been acquired by the Council.

ZONING

The property is zoned Living 3 under the proposed City Plan for the City of Christchurch. The property is capable of accommodating two flat units if redeveloped for these purposes.

VALUATION

To assess the property's value the Council engaged the services of Ford Baker, Registered Public Valuers, while the owners engaged the services of Binns, Barber and Keenan. Agreement has been reached with the owner, the details of the settlement being included within the public excluded section of this report.

SOURCE OF FUNDS

The property is to be acquired jointly by the Parks Unit, which is to contribute \$50,000, while the balance of the purchase price will be met by the Water Services Unit. Sufficient funds are held in both accounts to complete the purchase this financial year.

An update on the current position of each account will be tabled at the meeting.

Recommendation: That the above property be acquired as a recreation reserve pursuant to Section 17 of the Reserves Act 1977 on the terms contained in the public excluded section of this report.

Chairman's

Recommendation: That the above recommendation be adopted.