

8. RICHMOND PARK – TEMPORARY USE OF RESERVE

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PURPOSE OF REPORT

The primary purpose of this report is to update the Community Board on a revised updated application received from Marian College to temporarily relocate two prefab classroom buildings onto Richmond Park, off Woodchester Avenue, for a period of approximately two years whilst two new two story classroom blocks are constructed upon the vacated sites within the school grounds. Board members will recall that the earlier application was to temporarily relocate one classroom onto Richmond Park for a period of six months. The previous application was also to gain access to the construction site in the school grounds for heavy vehicles by crossing the park from Woodchester Avenue.

The school has re-evaluated their building requirements. They have decided to increase the size of their proposed redevelopment. As part of this work it has been decided to strengthen the bridge to heavy traffic standard that takes traffic across the river at the main entrance to the school from North Parade. Unlike the previous application therefore, all vehicle traffic to the building site will be entering, and leaving from North Parade, and not across the park. There will still need to be access through the park by heavy vehicles to shift the buildings onto the park initially, and then remove them off the park approximately two years later, however no other vehicle access will be required to the building site in the school grounds across the park.

EXECUTIVE SUMMARY

The Marian College buildings layout, make it very difficult to undertake any major building work within the school grounds to upgrade, and increase the schools accommodation, which presently is fully occupied, without temporarily relocating some of the present classrooms to Richmond Park. It is not possible to relocate them within the school grounds, because of other buildings being in the way. The best option from the schools perspective is to temporarily relocate two prefab classrooms onto Richmond Park, which is adjacent to the school. These prefab classrooms will still be required until the new buildings become operational. There is room to temporarily re-locate the two prefab classrooms onto the park, see attached plans.

This proposal if approved, will cause temporary disruption to passive users of the park, however the sporting codes who use the park, Cricket, and Rugby, and lessees who occupy the park will not have their activities disrupted.

Marian College will fully compensate the Council for all costs associated with this application, the application having to be publicly advertised in accordance with the requirements of the Reserves Act 1977.

Officers are recommending the application be allowed, subject to 15 conditions that protect the council's and residents interests.

CONTEXT OF REPORT

The part of Richmond Park on which the temporary buildings are proposed to be relocated, is recreation reserve (Reserve 4805 of 2.8302 hectares, being gazetted as such in NZ Gazette 1969, Page 1429).

The Council is able to allow the use of a recreation reserve for other than recreation purposes in accordance with Section 73 of the Reserves Act 1977, which requires the proposal to be Council approved, publicly notified and also approved by the Department of Conservation. The Community Board have the delegated authority from Council to make this decision.

DESCRIPTION OF THE PROPOSAL

An alternative site within the school grounds for the temporary location of the classroom is not an option due to the compact layout of the school buildings. Specifically the narrow distance between the buildings, which will not allow the building to be relocated upon the school grounds clear of the building site, and allow the removal of the prefabs from the site once the new building is commissioned.

Officers have discussed with the schools representatives, possible siting options for temporarily relocating the prefab classrooms to the park, and have agreed with a position at the northern end of the Park, behind the dead ball line of the rugby field, to the west of the cricket practice nets (refer to the attached plan). The wicket practice nets are orientated in a north south direction, and therefore the location of the prefab classrooms next to them will not interfere with their use. The services required for the relocated buildings will be connected into the schools existing services, and the temporarily relocated prefabs will be totally fenced off from the rest of the park to enable mutually satisfactory health and safety requirements to be maintained for both school and park users. One gate is to be placed in the schools temporary fence, to allow sports clubs using the park to gain access to the fenced off area to retrieve their balls, should they go over the fence.

Ten mature shrubs from beneath the large trees at the north end of the park will need to be removed in order to move the prefabs onto the park. It will not be possible to salvage these plants, without severely damaging the roots of the larger trees. The mature shrubs will be replaced with smaller specimens at the schools expense once the prefab classrooms have been moved onto the park. The value of the plants, which need to be removed has been assessed at \$1065 using accepted valuation methods. The cost of replacement planting, watering and maintenance for a year has been assessed at \$320, making a total cost of \$1,385 that the school will be required to pay before contractors gain entry to the site. The roots of the large trees will need to be protected against the effects of heavy vehicle traffic travelling over them, by the use of large sheets of heavy steel plate. There will be some pruning required to the large trees which will not alter the character, or cause any harm to the trees. This work will be undertaken by Council contractors at the applicant's cost.

When the prefabs are to be moved from the park, the route will cross the sealed area inside the Woodchester Avenue Park entrance. This will need to be adequately protected with sheets of heavy steel plate. However, should any damage occur to the driveway the Council will require reinstatement to be undertaken at the applicants cost to the satisfaction of the Parks & Waterways Manager. Officers are recommending a bond of \$20,000 be posted by the applicant to the Council prior to gaining access to the park.

ISSUES FOR CONSIDERATION

If the project is approved disruption to the park environment will occur for a period of approximately two years.

Officers comment:

That while disruption to the park will naturally occur, it is recognised that the school is part of the community and as such uses the park on a regular basis. As can be seen from the report above, the options for relocating the classroom to enable it to be still used, are extremely limited because of the existing school layout.

The prefab classrooms are proposed to be relocated temporarily upon the park in a position that does not impact significantly upon the winter and summer sports playing-field layout.

The traffic associated with the moving of the temporary prefabs onto the park, and then later off the park will have only a minimum impact upon the park and surrounding neighbourhood.

Because of the unusual nature of this application officers have sought advice from the Department of Conservation (DOC) and the Council In-house Solicitors prior to the preparation of this report, to ensure that the Council can legally grant the approvals sought, and to ensure that DOC's approval is likely to be forthcoming, both of which is the case.

RESULTS OF CONSULTATION

Consultation has not been undertaken as yet . However if Council approves the application, Section 73 of the Reserves Act 1977 requires that public notification be undertaken and approval granted by the Minister of Conservation, prior to the application being finally approved. The Reserves Act 1977 requires that in accordance with section 120 of the Act, that Council gives full consideration to the objections and submissions made by submitters before finally approving or rejecting the application, prior to obtaining DOC's approval.

CONCLUSIONS

The present layout of the school buildings, make the proposed building programme difficult to achieve without moving two of the prefab classrooms temporarily onto Richmond Park. The classrooms will be moved off the park two years later when the building program has been completed. These prefab classrooms will be moved off the park via Woodchester Avenue. The school require the use of the relocated classroom whilst the two storied block is being constructed, because of the full roll at the school, and to enable it to meet the school's future enrolment obligations.

For the above reasons officers are recommending that Council approve Marion College's application for a temporary lease of part of Richmond Park upon which to relocate the two prefab classrooms subject to the following conditions.

1. Public notification and subsequent approval by the Minister of Conservation.
2. The satisfactory outcome of the public consultation process.
3. Marian College to obtain all the necessary Resource and Building Consents before any development commences upon the site.
4. The lease terms being negotiated by the Property Manager in consultation with the Parks & Waterways Policy & Leasing Administrator.
5. The area within the fenced off area within Richmond Park being maintained by Marian College in a safe and tidy condition at all times.
6. All costs associated with obtaining approval for the application, resulting development, and subsequent maintenance of the associated temporary buildings and structures upon the site being paid for by Marian College.
7. Before any tenders are let or work commences upon the site, discussions are to be held with the Parks & Waterways Manager's designate, the Parks & Waterways Area Advocate – to ascertain the Council's requirements through the development phase of the construction of the facility.
8. A bond of \$20,000 is to be paid by Marian College or successful principal contractor to the Christchurch City Council via the Parks and Waterways Area Advocate - before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.
9. Marian College is to pay \$1,385 to recompense the Council for the loss of the ten large shrubs, and to enable the council to replace them after the work is completed, and maintain them for a period of a year.
10. The applicant is to pay for any pruning required to the large trees to enable the prefab classrooms to be moved out onto the Park. The pruning is to be undertaken by the Council's contractors.
11. The applicant is to protect the sealed driveway at the entrance to the Park, and the roots of the trees along the northern boundary of the Park from the impact of heavy vehicles by covering the areas with large sheets of heavy steel plate, to the satisfaction of the Parks and Waterways Manager or her designate.
12. The applicant contacting the Council to ascertain the location of sports field services eg irrigation pipes to ensure that the location of the temporary prefab classrooms, and the shifting of the classrooms does not damage these services.
13. That the applicant reinstate the Park to its prior condition to the satisfaction of the Parks & Waterways Manager or her designate at the applicants cost.
14. All services required to be connected to the temporarily relocated prefab to be laid under the Park and trees by underground thrusting and boring.
15. The perimeter fence around the temporary school prefab site is to have one gate placed in it to allow sports clubs using the Park to retrieve their balls if they go over the fence into the schools enclosed area.

Recommendation: That the Board resolve:

1. To temporarily lease approximately 755 square metres of Richmond Park to Marian College to temporarily relocate two prefab classrooms to, for a period of up to 24 months in accordance with Section 73 of the Reserves Act 1977.
2. That this approval be subject to Marian College complying with conditions 1 to 15 as outlined above.

**Chairperson's
Recommendation:**

That the officer's recommendations be adopted and that security arrangements be put in place while the buildings are on the Park.