

17. PACKE STREET RESERVE – PROPOSED GARDEN SHED

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The purpose of this report is to seek discretionary funds for the placement of a garden shed building on Packe Street Reserve

BACKGROUND

The Packe Street Reserve was established as a community garden in 1995/1996 and is maintained by a core group of local Residents. The reserve provides a safe play area and a unique local focus for community gardening initiatives such as sustainable land use, composting, organic systems etc. As well as catering to the immediate locals, the reserve draws people from the wider Christchurch area for various endeavours. Some source unusual herbs grown in the garden, which is encouraged, and others to learn from the variety of gardening techniques showcased in the park. The committee behind the establishment of the garden are still very active and have used the park's success to encourage further community initiatives. These initiatives include traffic calmed areas and locals taking pride in their gardens for wider community enjoyment.

The 'Friends of Packe Street Park' group approached the Parks and Waterways Unit with a request for a garden shed for on-site storage of tools. In addition, it was noted that the group would prefer the shed to have toilet and washing facilities, as well as electricity, for convenience when future functions are held on the park. Currently, tools are stored at various members' houses and have to be carried some distance to the park for each working bee. The park has been gifted ceremonial equipment and the group is concerned that over time, some tools may get lost because of the haphazard storage arrangements.

A disused building on St James Park has been identified for further investigation into its suitability for relocation. This building is already plumbed and wired and fulfils the group's wish for an older style of building to fit in with the park's look.

RELEVANT COUNCIL POLICY

Buildings are permitted on reserves subject to provisions contained in the Reserves Act (1977), the Local Government Act, the Resource Management Act (1991), the City Plan and other relevant Bylaws.

The Parks and Waterways Code of Practice include buildings meeting such criteria as not limiting existing Reserve activity, being sympathetic to the environment and having no nuisance value to adjacent neighbours.

The enhancement of the parks facilities through the addition of a storage shed fulfils goal one of the Christchurch City Council's Strategy for Development – Community Policy document: to *"further supplement the capabilities and resources of community groups or structures"*.

It also states:

The Christchurch City Council is committed to being pro-active in promoting:

- *Self help, self determination and progressive social change through the empowerment of its residents, and in particular, people on limited incomes.*

The proposed City Plan contains several objectives and policies relating to the natural environment and green space requirements:

Objectives: Efficient and Effective Use

14.2(a) *The efficient and effective use of open space and recreational facilities in meeting the needs of the community.*

14.2(b) *Enhanced public awareness and enjoyment of the city's open spaces and recreational facilities.*

Figure 1: Proposed location of building at Packe Street Park



IMPLICATIONS FOR BUILDING RE-LOCATION

If the Parks and Waterways Unit and the Shirley/Papanui Community Board decide that the building should be moved from St James Park and utilised at Packe Street Reserve, the following points need to be considered:

1. Non-budgeted outlay* for building relocation, plumbing etc – costs of which are set out below.
2. The Parks and Waterways Unit foregoing the option of utilising the building *in situ* at St James Park.
3. Potential additional cost in maintenance for Packe Street Park, as the structure may attract incidences of vandalism.

*NOTE: The Parks and Waterways Unit has no budget allocated for this work.

FEASIBILITY

Portocom Building (St James Park)

- Building is already plumbed and wired
- Easily re-locatable and does not require a resource consent for building transfer, but will require a building consent for placement at Packe Street Park
- The total floor space for the building is 15 msq and therefore can be sited within the 1.8m internal fence setbacks and meets the recession plane specification for boundary structures
- Portocom construction is sound enough to deter potential incidents of vandalism

A project manager was appointed from City Solutions to investigate the costs associated with the proposed building relocation. The total estimated cost to establish the building at Packe Street Reserve is \$8450.00.

This cost includes:

Relocation	\$450.00
Foundation work	\$600.00
Building Consent	\$450.00
Step	\$250.00
Project Management	\$400.00
Reinstatement of St James Park	\$900.00
Contingency	\$400.00
<i>Subtotal (1)</i>	<i>\$3,450.00</i>
Sewer/Stormwater/Water	\$4,000.00
Electrical Connection (Orion)	\$400.00
Electrical cable and connection at building	\$700.00
<i>Subtotal (2)</i>	<i>\$5,100.00</i>
<i>Total</i>	<i><u>\$8,550.00</u></i>

Although plumbing and wiring the building is ultimately desirable, the immediate need is for safe storage for tools and other park equipment. This cost, shown as subtotal (1), is approximately \$3,450.00. It can also be noted that in discussion with the Community Gardens Advocate the possibility of using this facility at Packe Street Reserve to trial a 'composting toilet' has been mooted. No costs can be currently supplied for this, so an acceptable compromise would be to fund the cost of the shed relocation and defer the funding of the plumbing/wiring (shown as subtotal (2)) until research into the toilet and further consultation with the 'Friends of Packe Street Park' have been undertaken.

CONSULTATION

The adjacent neighbour (133, 1 & 2 Packe Street) to the proposed site of the portocom building has been contacted by both the 'Friends of Packe Street Park' group, and by the Parks and Waterways Unit Area Advocate. Both a front elevation and an aerial plan were supplied to the property owner (Phillip Smith) at his request and he has given verbal assurances that the structure's placement against the boundary fence is satisfactory. A written agreement between Phillip Smith (or current landowner) and the Parks and Waterways Unit will be sought at the time of the building relocation.

An information leaflet will also be circulated to the local community and via the 'Friends of Packe Street Park' group.

CONCLUSION

Generally, the opportunity to reallocate the use of an unutilised building is considered to be a viable option by the Parks and Waterways Unit. It is also seen to be a positive attribute to have an enthusiastic local group taking ownership of a park, and in the Parks and Waterways Units/Community Boards' best interests to foster that initiative by contributing where possible.

Staff

- Recommendations:**
1. The Shirley/Papanui Community Board consider allocating \$3450.00 from current years discretionary funds to finance the relocation of the garden shed to Packe Street Reserve.
 2. That the funding for wiring, drainage and water supply be re-visited when information about the feasibility of the composting toilet is available and a final costing can be determined.

Chairperson's

- Recommendations:**
1. That staff recommendation number 1 be adopted.
 2. That Sustainable Christchurch be approached for assistance with the remainder of the funding for this worthwhile project.