

### 3. CHANGE OF CLASSIFICATION OF PART OF BARNETT PARK

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#### PURPOSE OF THE REPORT

The purpose of this report is to obtain the Board's recommendation to the Parks, Gardens and Waterways Committee and the Council that it change the classification of part of Barnett Park to enable a crèche to be built on part of the Park. A related report is also set out in clause 4.

#### CONTEXT (PROCESS AND FINANCIAL) OF REPORT

The Council resolved on 12 December 2001 to approve in principal the use of part of Barnett Park as the preferred site for the proposed new building for the Redcliffs Crèche, subject to an appropriate consultation process. The proposed crèche would be a Council funded building, the Council having allocated \$300,000 towards the project over the 01/02 and 02/03 financial years.

Since this time detailed investigations have taken place into the best site to locate the crèche. These investigations have resulted in a site being chosen to the right of the main driveway as you enter the Park.

This part of the Park is vested in the Council, being classified as Recreation Reserve pursuant to Section 16 of the Reserves Act 1977. It is not possible for Recreation Reserve to be used for the purpose of building a crèche, unless the classification of the area is changed to Local Purpose (Community Buildings) Reserve. It is therefore necessary to change the classification of this part of Barnett Park to Local Purpose (Community Buildings) Reserve in accordance with section 24 of the Reserves Act 1977.

The process for achieving this change is for the Board to recommend to the Parks, Gardens and Waterways Committee that the Council changes the classification of the proposed site from Recreation Reserve to Local Purpose (Community Buildings) Reserve. The Reserves Act 1977 requires that the full Council make the reclassification decision. Following a resolution of the Council to change the classification, the Council must publicly advertise its intentions for one calendar month, following which it must consider all objections received. If Council after this, stands by its original decision, the resolution, and objections, are sent to the Minister of Conservation for consideration, who if in agreement with the Council resolution, approves the change by placing a notice of the change in the Gazette.

#### DESCRIPTION OF THE PROPOSAL

A working party made up of Linwood Advocacy, City Solutions, Property, Parks & Waterways Unit Staff, Crèche Management Committee & Staff, and Elected Representatives has worked through various options to find the site which is the most suitable for the crèche, and which is favoured by Crèche Management and Staff.

The favoured site is to the left of the driveway entrance into Barnett Park (when exiting the Park) overlapping the site presently occupied by the front set of toilets in a position close to the corner of Cave Terrace and Main Road (see attached landscape plan of the proposal). It will be noted that 5 car parks at right angles to the driveway, situated behind the crèche are to be constructed for staff and patrons dropping off and picking up children as required by the City Plan. Officers are of the view that the crèche can be well integrated into the site, as shown in the montages.

This area of the Park does not have a title, being Reserve 4979, Survey Office Plan 9556, with a total area of approximately 7.2813 hectares, being vested in the Council in 1960 for recreation purposes (NZ Gazette 1960 page 1472), and being classified as recreation reserve (NZ Gazette 1992 page 289). It is proposed to change the classification of approximately 1555 square metres of the north west corner of the reserve, shown as Sec 1 on the attached drawing number 25697/1 to Local Purpose Community Buildings Reserve. This proposed area includes the area set aside for the proposed crèche car park.

## ISSUES

Detailed computer modelling of the impact of the surrounding hills on the shading of this proposed site was undertaken, the impact of which was not as great as first thought. This information resulted in the Crèche Management Committee & Staff favouring the site. This site is away from the site of the peak flood retention basin being constructed at the front of the Park, allows uninterrupted views to be retained into the Park from the road, and apart from requiring demolition of the toilet block, does not necessitate any alterations to be made to the present or proposed infrastructure built upon the Park, eg. car park, playground, retention basin design and construction. All other options did require alterations to be made to varying degrees, depending upon the option chosen. Parks & Waterways Unit Staff are comfortable with the site chosen.

## CONSULTATION

The proposal is required to be publicly notified before resource consent is granted in accordance with the rules of the City Plan and Resource Management Act 1991 requirements. This notification will also entail a letterbox drop notifying those neighbours deemed to be affected by the proposal.

The proposed Change Of Classification of part of the Park is also required to be publicly notified in accordance with the requirements of Section 24 of the Reserves Act 1977. It is also intended to notify residents in the area deemed to be affected by the proposal by letterbox drop.

Officers are of the view that the above-mentioned consultation will satisfy the requirement of the resolution of the Council dated 12 December 2001; that an appropriate consultation process be undertaken.

## CONCLUSION

The proposed siting of the crèche upon the northwest corner of the park adjacent to the Cave Terrace/Main Road corner will have the least effect upon the present infrastructure of the Park, is favoured by the Crèche Management Committee and Staff, and staff from the Parks & Waterways Unit. This proposal requires that this area of reserve which is presently classified as Recreation Reserve be changed to Local Purpose (Community Buildings) Reserve.

### Staff

**Recommendation:** That the Board recommend to the Parks, Gardens and Waterways Committee that:

The Council resolve pursuant to Section 24 of the Reserves Act 1977 to change the classification of the following described parcel of land from Recreation Reserve to Local Purpose (Community Buildings) Reserve, subject to the conditions below:

Parcel of Land: 1555 square metres shown as Sec 1 on drawing number 25697/1 of Reserve 4979 as shown in Survey Office Plan 9556.

Condition 1: That public notification as required by Section 24 of the Reserves Act 1977 be undertaken, including a letterbox drop to those parties that are deemed to be directly affected by the proposal.

Condition 2: The Minister of Conservation agreeing to Gazette the proposed classification.

### Chairperson's

**Recommendation:** That the recommendation be adopted.