

7. CHANGE OF CLASSIFICATION OF PART OF BARNETT PARK: SUMNER REDCLIFFS COMMUNITY CRECHE

Officer responsible Greenspace Manager	Author John Allen, Policy & Leasing Administrator, DDI 941- 8699
--	--

The purpose of this report is to obtain approval for a change of classification of part of Barnett Park to enable part of a community crèche complex to be built on the park.

BACKGROUND

The Council resolved at its meeting on 12 December 2001 to approve in principle the use of part of Barnett Park as the preferred site for the proposed new building for the Sumner Redcliffs Community Crèche, subject to an appropriate consultation process. The proposed crèche building will be mainly Council funded, the Council having allocated \$300,000 towards the project.

Detailed investigations have taken place into the best site to locate the crèche in the park. An earlier site was chosen in the northwest corner of the park, to the right of the main entrance driveway, and the Council resolved to change the classification of that part of the park to allow the crèche to be sited there (since rescinded). Public opposition to the proposal and the fact that Scouting New Zealand relinquished their licence over their former site adjacent to Barnett Park led to the Council deciding to proceed with a proposal to utilise the former Scout Den site for the crèche.

Part of the required site is in Barnett Park, which is a classified Recreation Reserve. The Reserves Act 1977 does not allow a community activity, such as the operation of a crèche, to occur on a Recreation Reserve. Therefore it is necessary to change the classification of the proposed crèche site to Local Purpose (Community Buildings) Reserve in accordance with the requirements of section 24 of the Reserves Act 1977.

The process for changing the classification is for the Hagley/Ferrymead Community Board to recommend to the Parks, Gardens and Waterways Committee that the Council change the classification of the area of reserve. The Reserves Act 1977 requires that the reclassification decision be made by the Council.

Following the 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 the 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 group made up of Advocacy, City Solutions, Property and Greenspace Unit staff, crèche management committee and staff, and elected representatives has worked through various options to find a site in the park which is most suitable for the crèche site.

The favoured site is partly on the former Scout Den site behind the sewerage pumping station, to the east of the main Barnett Park car park. This site is not part of the Recreation Reserve, being held in a fee simple title by the Council. A small area of the building (19 square metres) and crèche playground (367 square metres) will be located upon part of Barnett Park. (See attached landscape plan and classification plan of the proposal.)

This area of the park does not have a title, being Reserve 4979, Survey Office Plan 9556, which is of a total area of approximately 7.2813 hectares, vested in the Council in 1960 for recreation purposes (NZ Gazette 1960 page 1472). This reserve is a classified Recreation Reserve (NZ Gazette 1992 page 289). It is proposed to change the classification of approximately 386 square metres of the reserve, shown as A on drawing number SM1298-04, to Local Purpose Community Buildings Reserve.

ISSUES

The proposed site is away from the busy Main Road frontage to the park. The proposed crèche building, while blocking some views into the park from the house situated at 202 Main Road, will be less imposing than the former scout den. The proposed building will be set further back from the boundary to enable landscaping to be put in place to screen the proposed building from the neighbouring property.

The crèche will be built on piles, because it will be situated in the one in five year flood flow path to the front Barnett Park flood retention basin. It should be expected that the crèche, because of flooding, may not be able to operate for up to two days once every five years.

It will be necessary to move the rocking horse, which is part of the present public playground equipment to a new site out of the proposed fenced off crèche playground area, this being part of the expense required to establish the new crèche. There is ample room to relocate the rocking horse to a new site.

No further car parking provisions will be required; the present car park in Barnett Park is more than adequate to cope with the crèche car parking demand. The crèche car parking demand is during normal Monday to Friday working hours, while the sports fields, and other demands are mainly in the evenings, and during the weekends.

Barnett Park has a current management plan. The management plan does not mention anything about the use of the park for community facilities, therefore not precluding this possibility in the future. Reserve management plans are based upon the purpose for which a particular reserve is held. It therefore follows that if the purpose for which part of a particular reserve is changed, there is a need to review the management plan in accordance with section 41 of the Reserves Act 1977.

Greenspace Unit staff are comfortable with the site chosen.

CONSULTATION

It is necessary for the proposal to be publicly notified in accordance with the rules of the City Plan in order to obtain resource consent. This notification will include 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. As part of this process, neighbouring residents in the area deemed to be affected by the proposal, the residents' association, and sports field users will be notified of the proposal by letterbox drop.

Staff are of the view that this consultation process will satisfy the requirements of the Council's 12 December 2001 resolution *'that an appropriate consultation process be undertaken'*.

CONCLUSION

The proposed siting of the crèche mainly upon the former Scout Den site will have a small effect upon the present infrastructure of the park. The site is favoured by the crèche management committee and staff, and Greenspace Unit staff. The proposal requires that the affected area of reserve, which is presently classified as Recreation Reserve, be changed to Local Purpose (Community Buildings) Reserve.

Staff recommend that the change of classification proceed, subject to the following conditions.

1. That public notification as required by section 24 of the Reserves Act 1977 be undertaken with this notification to include a letterbox drop to those parties that are directly affected by the proposal.
2. The Minister of Conservation agreeing to Gazette the proposed classification.
3. The Greenspace Unit organising a review of the management plan for Barnett Park.

This report was considered by the Hagley/Ferrymead Community Board at its meeting on 31 March 2004. The Board accepted the staff recommendation and resolved as follows:

Board

Recommendation: *That Council resolve pursuant to Section 24 of the Reserves Act 1977 to change the classification of the land described in the following schedule, from Recreation Reserve to Local Purpose (Community Buildings) Reserve, subject to complying with conditions 1, 2 and 3 as set out above.*

Schedule

Approximately 386 square metres of Barnett Park shown as A on drawing number SM1298-04 being part of Reserve 4979 on Survey Office Plan 9556 which has a total area of 7.2813 hectares.

Chairperson's

Recommendation: That the recommendation be adopted.