

16. ADDINGTON PRISON LAND REDEVELOPMENT

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The purpose of this report is to seek the Board's approval of the landscape plan and proposed name of the reserve to be created at the Addington Prison redeveloped site.

BACKGROUND

Following the closure of Addington Prison, the prison building and grounds were sold to Ngai Tahu. Ngai Tahu then subdivided the site in two. They sold the prison and the grounds fronting onto Lincoln Road to one developer; and the back of the prison, which runs out to Poulson Street, to another developer.

The Council was consulted over the possible uses of the old prison and the Council and the developers prepared various subdivision concepts. Most concepts included a pedestrian linkage from Poulson Street to Lincoln Road, using a combination of roads and park space.

The land to the east of the prison, comprising 2,435m², was offered to the Greenspace Unit as a reserve in advance of any subdivision, as the area was narrow and best retained as open space. The Council agreed to purchase the land as reserve for \$210,000 (\$150,000 cash plus a \$60,000 reserve contribution credit) in 2001. Included in the purchase was a right-of-way for pedestrians from the new reserve to Poulson Street.

The front of the site was developed first, with five lots created and marketed independently as development sites. A 1,210m² reserve was vested, with the reserve contribution from the units on the Lincoln frontage running from the prison north-west toward Lincoln Road. This reserve includes a right-of-way or driveway in favour of the prison.

To date, a car sales yard and a vacant lot are on the Lincoln Road frontage, with both the front and back areas all being developed in the form of 100 residential units. Sales have targeted the growing overseas student population with a range of investment units being built by various developers, most being rented to students. As each three-storey unit has up to six bedrooms, the rental revenues seem to provide good returns for investors.

The former prison, however, still remains as it was. Discussions with potential owners/lessees have centred on possible use as a backpackers or short-term student accommodation. The prison's use is now the only issue holding up development of the new park.

PARK DESIGN CONCEPT

The Addington Prison site offers a unique opportunity to create a village green space in the heart of Addington, and to blend local heritage with a new generation of urban living.

The proposed plan provides a variety of useable green and hard surfaced spaces for both Mountfort Park residents and those of the wider community and, in addition, sets up a safe pedestrian/cycle linkage between Poulson Street and Lincoln Road.

It is proposed to call the new reserve Mountfort Park, as this name has been used for the surrounding residential areas and it recognizes this important architect for Christchurch (and sounds better than Addington Prison Reserve).

Design cues used in the development of the concept plan include strong simple lines and angles derived from the original prison building, walls and gates.

Choice of landscape planting (refer attached plan) aims to serve multiple functions. These include:

- Providing edible fruits etc for the local community
- Provision of seasonal foods & other resources for local wildlife
- Screening of fences and car parking areas
- Shade
- Seasonal colour and texture
- The framing of views to and from prominent site features such as the prison building and prison gates

The Greenspace Unit has \$20,000 for implementation of the landscape plan in the 2003/4 year, and the Poulson Street residential development also owes \$60,000 in reserve contribution that may be able to be used on site instead of being paid in cash on the completion of the development. It is, however, likely that development of the reserve will have to be staged over a number of years for the total 3,645m² reserve.

CONCLUSION

The prison's use is now the only issue holding up development of the new park. The surrounding residential development is almost complete, but the former prison's use and, in particular, its car parking requirements, are of concern and have delayed the spending of this year's budget. In order to finalise and proceed with "Mountfort Park's" development, the reserve's design has had to include vehicle access and a reasonable level of parking for the park and the prison. While there is no certainty as to the prison's use, it is considered prudent that some parking provision be included in the reserve. It is anticipated that, following a formal application from the prison owners, any use of the reserve for parking will need to be formalised by way of lease or licence and compensation sought.

It is the Greenspace Unit's view that development should now proceed on the eastern reserve land and a conservative approach be taken with the reserve area running out to Lincoln Road, given the likely contribution for roading and car parking expected eventually from the prison owner/lessee.

Staff

- Recommendation:**
1. That the Board approve the naming of the reserve areas surrounding the prison as "Mountfort Park".
 2. That the Board approve the development of the eastern side of Mountfort Park, in accordance with the attached landscape concept plan.

Chairman's

Recommendation: That the staff recommendation be supported.

Considerable concern has been expressed in relation to limited parking available for students in the adjacent flats. I would recommend that the City Plan address this issue.