

8. DIAMOND HARBOUR COMMUNITY EARLY CHILDHOOD CENTRE – POSSIBLE SITES

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport & Greenspace Manager
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PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's recommendation to identify a suitable site for the location of an early childhood centre in Diamond Harbour and enter into negotiations with the Diamond Harbour Community Early Childhood Centre Inc. (DHCECC) to secure that site (refer to **attached** plan for proposed site).

EXECUTIVE SUMMARY

2. The action proposed by this report is to identify a preferred location for the establishment of an early childhood centre and to obtain the Board's consent to enter into lease negotiations with Diamond Harbour Community Early Childhood Centre Inc.

FINANCIAL AND LEGAL CONSIDERATIONS

3. The Board has the delegated authority of the Council to:
 - (a) Declare land as a reserve (s. 14 Reserves Act 1977).
 - (b) Change of classification or purpose or revocation of a reserve (s. 24 and 24A Reserves Act).
 - (c) Granting of leases or licences on reserves pursuant to ss. 54, 56, 58A, 61, 73 and 74 of the Reserves Act.
 - (d) Granting of rights-of-way and other easements over reserves (s.48 Reserves Act).

STAFF RECOMMENDATIONS

It is recommended that the Lyttelton/Mt Herbert Community Board:

- (a) Instruct Council staff to investigate, and negotiate if necessary, the requirement for easements for vehicular access by the adjoining property owners located at numbers 6, 8, 10, 12, 14 Purau Avenue and, if necessary, formalise the existing informal arrangements with such easements being implemented prior to the reserve being classified as Local Purpose (Community) Reserve and that the Corporate Support Unit Manager be given delegated authority to conclude these agreements.
- (b) Declare that Lot 6 DP 304811 be classified as a Local Purpose (Community) Reserve vested in the Council for the purposes of community building, playcentre, kindergarten, plunket room or other like purposes under the Reserves Act 1977.
- (c) Grant to the DHCECC a one year option to lease the land identified as Lot 6 DP 304811 to allow the DHCECC time to obtain design plans and secure funding to establish the centre. Should the option be exercised, a report outlining the proposed lease terms will be submitted to the Board for consideration and approval.

BACKGROUND ON DIAMOND HARBOUR COMMUNITY EARLY CHILDHOOD CENTRE INC.

4. The Board resolved at its meeting held 18 October 2006 to *"request Council staff to work with the Diamond Harbour Community Early Childhood Centre Inc. (DHCECC) to identify suitable sites for the establishment of an early childhood centre in Diamond Harbour."*
5. The decision to work unilaterally with the DHCECC is a departure from Council's sale of property policy *"that, in principle, the Council should publicly tender properties for sale unless there is a clear reason for doing otherwise"*. (This policy is applied for leased property transactions.)
6. There has been no other interest expressed by the community to utilise the preferred site. As the land is designated recreation reserve in the District Plan, future development of the site would be limited to those activities permitted by the District Plan classification.
7. The DHCECC is an incorporated society whose main objective is to establish and manage an early childhood centre that provides high quality care and education for children up to the age of seven.
8. Council staff identified seven preliminary sites that may be suitable locations for the centre:
 - (a) Purau Avenue below Bowling Club.
 - (b) Purau Avenue near Medical Centre.
 - (c) Purau Avenue adjoining Play Centre.
 - (d) 38 Waipapa Avenue.
 - (e) Hunters Road adjacent to school.
 - (f) Ngatea Road adjacent to 27-28.
 - (g) Whero Avenue adjacent to number 40.
9. A meeting was held on 2 November with Bernadette Macartney and Janet Luxton, members of the DHCECC to discuss the sites and narrow down the list to three preferred locations:
 - (a) Purau Avenue below Bowling Club.
 - (b) Purau Avenue near Medical Centre.
 - (c) Whero Avenue adjacent to number 40.

OPTIONS

10. Below are three preferred location options:

Preference	A	B	C
Site Address	20B Purau Avenue	2M Purau Avenue	Whero Avenue
Legal Address	Part Lot 5 CP 14050	Lot 6 CP 304811	Lot 56-59 DP 9607
Estate	Fee Simple	Fee Simple	Fee Simple
Approx Area Required	3000m ²	2605m ²	2125m ²
Controlling Unit	Transport & Greenspace	Transport & Greenspace	Corporate Support
District Plan Status	Recreation Reserve	Recreation Reserve	Residential
Current Use	<ul style="list-style-type: none"> This parcel of land is at the bottom of Stoddarts Point Reserve. The land was surveyed and subdivided in August 2002. The adjoining sections were classified as local purpose community and recreation reserves. The land is currently used for passive recreational purposes. 	<ul style="list-style-type: none"> This parcel of land was once part of the larger Stoddarts Point development. The land was surveyed and subdivided and a new title issued in August 2002. It holds no classification. The land is currently used as an informal entrance to the neighbouring properties on Purau Avenue. It is prone to use as an area for illegal dumping of rubbish. Vegetation on the site is overgrown and the land has not been maintained. 	<ul style="list-style-type: none"> Thirteen sections of land have been surveyed and separate titles exist for these properties. The land was acquired through the Lyttelton Borough Extension Act 1911. The land is currently grazed in conjunction with the 38ha block in Diamond Harbour.

11. Advantages/Disadvantages Assessment:

Preference	A	B	C
Advantages	<ul style="list-style-type: none"> • Close to town centre. • Proximity to ferry service, could encourage more public transport users. • Sunny location. • Well planted and good shelter. • Close to medical centre. • Adjacent to Library and sports grounds. 	<ul style="list-style-type: none"> • Close to town centre. • Proximity to ferry service, could encourage more public transport users. • Sunny location. • Well planted and good shelter. • Sewer and Water reticulation in close proximity to potential building site. • Close to medical centre. • Adjacent to Library and sports grounds. • Separate title. • Good size. 	<ul style="list-style-type: none"> • Area is subdivided and has separate title. • Wide open spaces with good views. • Level sites. • Closer for Church and Charteris Bay residents. • Close proximity to school. • Access to sewer and water reticulation.
Disadvantages	<ul style="list-style-type: none"> • Requires survey and subdivision. • To be classified as local purpose reserve. • Road safety issues at top of Purau Road. • Require removal of extensive vegetation • Difficult access to water reticulation. • Main sewer pumping line running behind desired area. • Requires resource consent as it is a discretionary activity in the district plan. This could be overcome by designating the area a local purpose community reserve. 	<ul style="list-style-type: none"> • Noise could be problem as close to residential developments on Waipapa Avenue and Purau Avenue, but could be overcome with landscape design. (Most childhood centres are located in residential developments). • Requires resource consent as it is a discretionary activity in the district plan. This could be overcome by designating the area a local purpose community reserve. 	<ul style="list-style-type: none"> • Road safety. • May hinder future sale of the other sections and 38ha development. • Lack of trees and shelter. • Requires resource consent as it is a discretionary activity in the district plan.

Preferred Location

12. The preferred location for the establishment of the early childhood centre is Site B, namely, the land adjacent to the medical centre, Lot 6 DP 304811. It is the preferred location of the DHCECC and is supported by the Council's controlling unit, Transport and Greenspace.