


11. 47 DUBLIN STREET, LYTTTELTON – ACQUISITION FOR RECREATION RESERVE

General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Unit Manager Asset and Network Planning
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PURPOSE OF REPORT

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1. The purpose of this report is to seek the Board's recommendation to Council to purchase a property in Lyttelton for the purposes of a neighbourhood park

EXECUTIVE SUMMARY

2. The residential property at 47 Dublin Street recently came on the market for sale by tender. The Lyttelton/Mt Herbert Community Board has discussed this property in the past and in its submission to the draft Open Space Strategy supported the purchase of this property for development into a pocket park. It is considered this purchase would go towards addressing the deficiency of open space in west Lyttelton
3. A tender was submitted subject to the approval of Council based on a registered valuation and has been successful subject to the Council approving both the acquisition and the terms of the purchase.
4. The property is an elevated, steeply sloping south-facing site which has an early 1900s dwelling constructed upon it. This house has been derelict for a number of years and is uninhabitable. The site has limited street access from Dublin Street, which has stairway fronting that boundary. The property also has frontages to Keebles and Jacksons Roads either of which would allow greater access onto the property.
5. The property which is just under 1000m² in area is centrally located within the Lyttelton township with extensive views to the south, over the harbour and is within walking distance of the main shopping centre.

FINANCIAL IMPLICATIONS

6. Details of the negotiated price and terms are covered in the public excluded section of this report. Costs estimated to be in the order of \$25,000 will be incurred in demolition of the derelict house and tidying and grassing the site. These costs to be capitalised against the capital purchase programme.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

7. The purchase is to be funded from the Neighbourhood Parks Land Purchase, in the Greenspace Capital Programme for 2010/2011, Page 140 of the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

8. The Board does not have the delegated authority of Council to approve this purchase which is a Council decision. The Board does however have recommendatory powers.
9. The Council has until 31 August 2010 to confirm or otherwise with the vendor the purchase on terms and conditions that are fully acceptable to the Council and in making such decision shall not be under any obligation whatsoever to provide the vendor with reasons for the decision that is made.

Have you considered the legal implications of the issue under consideration?

10. Yes as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. Yes. Parks, open spaces and waterways, Neighbourhood Parks (2009-19 LTCCP-Page 122). Provide a network of safe, accessible and attractive neighbourhood parks. This is important to provide a network of neighbourhood parks and provide necessary connections and access points
- (a) To encourage community interaction.
 - (b) Provide places for recreation and children's play.
 - (c) Maintain and manage neighbourhood parks.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

12. Yes. Page 138 of the 2009-19 LTCCP. The Council's plans for key assets relating to parks, open spaces and waterways include: *Land for new neighbourhood parks will be purchased, planted and provided with playground and other equipment.*

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

13. Yes.
- (a) Physical Recreation and Sport Strategy- Objective 1.2: There are a range of locations at which people can take part in unstructured, casual recreation activities within easy reach of Christchurch.
 - (b) Active Living Strategy: This aims to support Christchurch people so that they can enjoy regular physical activity as part of their every day lives and improve their health and wellbeing.
 - (c) The draft Open Space Strategy as discussed in this report.

CONSULTATION FULFILMENT

14. There is no requirement for statutory consultation to be carried out. General consultation has been carried out through the draft Open Space Strategy and engagement with families in the area.

STAFF RECOMMENDATION

It is recommended that the Lyttelton/Mt Herbert Community Board recommend to Council, the purchase of 47 Dublin Street, Lyttelton (on the terms and conditions recommended in the public excluded section of this report) as a recreation reserve under the Reserves Act 1977, to be developed and used as a neighbourhood park.

BACKGROUND (THE ISSUES)

15. In November 2009 the Lyttelton Environment Group wrote suggesting that the Council obtain 47 Dublin St for a neighbourhood park. At a subsequent site meeting, families in the area supported the proposal.

16. The property covers about 1,000 square metres, being smaller than would usually be taken for a local park, this being a common problem when seeking to retro-fit new parks into existing residential areas. The property has road frontages on three sides, and the steep berms of those roads could be added to the site, enabling it to be expanded to about 1,600 square metres, or more. It has the potential to be a visible, accessible recreation node with good linkages to the surrounding residential area. The nearest park with a play facility is approximately 600 metres away in Oxford Street.
17. A majority of the residents of that part of Lyttelton (196) are in the 25 to 44 age group, and there are 66 children in the 5 to 14 age group.
18. The draft Open Space Strategy stated that the ideal is to increase the amount of public green open space in Lyttelton township, but the immediate options to do this are limited, barring purchase of lots and development of these into new parks.
19. The Community Board raised the issue of lack of public space in its submission to the draft Open Space Strategy. The Board believed the needs of more active Lyttelton residents are adequately catered for by existing open space, but there is a need for more open spaces to meet the needs of Lyttelton's less active or able residents. It considered that one or two pocket parks in residential areas and a playground in West Lyttelton would be higher priority.
20. On purchase of this property a priority will be to demolish the derelict house and make the site tidy in anticipation of preparation of a landscape plan for its development as a park and playground.

Site Description

21. The property is wholly contained within Computer Freehold Register CB11A/1326 legally described as Part Lot 3 DP 8473 comprising 959 m². The site is presently covered in scrub, long grass and vines; and has no boundary fencing. A retaining wall is constructed along the site's southern boundary protecting the neighbouring property. The property when occupied would have been accessed by foot from the staircase within the road carriageway on the Dublin Street boundary. Vehicle access if created would only be possible from Jackson's Road or Keebles lane. See photos below.





Dublin Street Staircase

Keebles Lane

THE OBJECTIVES

21. To secure purchase of the property to provide for a neighbourhood park in an area of Lyttelton that is deficient in open space

THE OPTIONS

22.
 1. To proceed with the purchase of 47 Dublin Street for a recreation reserve.
 2. Not to approve the purchase of 47 Dublin Street.

THE PREFERRED OPTION

23. Option I is preferred to take up an opportunity to meet a need and go some way towards addressing a deficiency of open space in west Lyttelton

ASSESSMENT OF OPTIONS

The Preferred Option

24. That the Lyttelton / Mt Herbert Community Board recommend to Council, the purchase of 47 Dublin Street, Lyttelton (on the terms and conditions recommended in the public excluded section of this report) as a recreation reserve under the Reserves Act 1977, to be developed and used as a neighbourhood park.

	Benefits (current and future)	Costs (current and future)
Social	Provision of neighbourhood park in deficient area	Neutral
Cultural	Neutral	Neutral
Environmental	Neutral	Neutral
Economic	Neutral	Will require capital development and regular maintenance
Extent to which community outcomes are achieved: 6 A healthy city: Our city environment supports the health of the community 7. A city for recreation, fun and creativity: More people participate in physical and sporting activities. Impact on the Council's capacity and responsibilities: Will require capital development to turn it into an attractive park/playground and regular on-going maintenance. This can be budgeted for in future LTCCPs Effects on Maori: No different from the general public Consistency with existing Council policies: Consistent with LTCCP page 122: Provide a network of safe, accessible and attractive neighbourhood parks. Views and preferences of persons affected or likely to have an interest: Supported at a meeting on site with local residents Other relevant matters: Supported by the Community Board		

Maintain the Status Quo (if not preferred option)

25. Not to approve the purchase of 47 Dublin Street

	Benefits (current and future)	Costs (current and future)
Social	Neutral	This part of Lyttelton will continue to be deficient in neighbourhood parks
Cultural	Neutral	Neutral
Environmental	Neutral	Neutral
Economic	The funds can be used elsewhere	Neutral
Extent to which community outcomes are achieved: Addressing the park deficiency will depend on finding and purchasing another property in the same locality		
Impact on the Council's capacity and responsibilities: The park deficiency will not be addressed		
Effects on Maori: No different from the general public		
Consistency with existing Council policies: The park deficiency will not be addressed		
Views and preferences of persons affected or likely to have an interest: Community Board and local residents do not wish to see this outcome		
Other relevant matters: +		