

**LYTTELTON/MT HERBERT COMMUNITY BOARD
28 SEPTEMBER 2010**

**Minutes of a meeting of the Lyttelton/Mt Herbert Community Board
held on Tuesday 28 September 2010 at 9.33am in the Meeting Room
of the Lyttelton Service Centre, 33 London Street, Lyttelton.**

PRESENT: Paula Smith (Chairperson), Jeremy Agar, Douglas Couch, Ann Jolliffe,
Dawn Kottier and Claudia Reid.

Prior to commencing the business of the meeting, the Chairperson acknowledged that it was the first time the Lyttelton/Mt Herbert Community Board had met since the earthquake on 4 September 2010. A formal record of appreciation was acknowledged for all work done by volunteers in the communities, especially the Lyttelton, Governors Bay and Diamond Harbour Volunteer Fire Brigades, St John's Ambulance, Timebank, Lyttelton Information Centre and Civil Defence volunteers acting on their own initiative.

Thanks was expressed to the Council, staff and all authorities for their work during the civil emergency. Whilst there is relief that all here are unharmed, there is also sadness at the large amount of damage to our old buildings.

The Board reports that:

PART A – MATTERS REQUIRING A COUNCIL DECISION

**1. 47 DUBLIN STREET, LYTTELTON – ADDITIONAL INFORMATION REPORT
ACQUISITION FOR RECREATION RESERVE**

General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Unit Manager. Asset and Network Planning
Author:	Richard Holland, Team Leader, Asset and Network Planning Greenspace



PURPOSE OF REPORT

1. The purpose of this report is to:
 - (a) Provide the Council with additional information relating to the proposed purchase of 47 Dublin Street, Lyttelton, that was not included in the previous report of 13 July 2010, and;
 - (b) Present the reconfirmed recommendations from the Board to the Council, made at the Board meeting on 13 July 2010, namely that the Council purchase 47 Dublin Street, Lyttelton subject to certain conditions, and that the Council resolve to classify the land as a recreation reserve, and;
 - (c) For the Council to note that development of the land as a neighbourhood park would include the removal of the buildings, and will be funded from the Neighbourhood Reserves Capital Purchase Fund.

EXECUTIVE SUMMARY

2. On 13 July 2010 the Board adopted the staff recommendation to recommend to the Council that the property at 47 Dublin Street be purchased for use as a neighbourhood park and the land be classified as Recreation Reserve.

1 Cont'd

3. The Council was advised verbally that its tender for the property had been successful. A sale and purchase agreement has been entered into conditional on Council approval to the purchase and the terms and conditions. New information on the suitability of acquiring the property has come to light hence the matter is again before the Board.
4. The Strategy and Planning Group have provided advice on the heritage significance of the property and the dwelling. Initial research indicates that this is an early 1860's to 1870's colonial weatherboard cottage and part of a precinct of colonial dwellings that characterise the early housing stock of Lyttelton.
5. Lyttelton is a registered Historic Area under the Historic Places Act 1993 and although there is no short or long-term obligations on property owners that arise from registration it is an advocacy means of identifying important heritage in a locality.
6. The building is not listed in the Banks Peninsula District Plan however the site is considered to be an archaeological site under the Historic Places Act. The Historic Places Trust would need to advise on the authority required for demolition of the building and creation of the park. The Historic Places Trust may also advocate for retention of the cottage.
7. The heritage significance of the dwelling has only been assessed from the exterior due to the very poor condition of the building and safety of the site. A draft Heritage Assessment has been prepared (see **Attachment**). A full inspection of the property and further background research is likely to result in the assessment being revised. It is evident that the cottage does have some heritage significance to the City, and despite its poor condition a significant amount of heritage fabric remains, although it is not known what fabric remains internally. The social significance as the home of Captain Samuel Keeble will be recognised by the community.
8. Other issues raised by the Strategy and Planning Group regarding the suitability of the site for a neighbourhood park are in relation to consideration of urban design principles and connectivity to the community along with safety and site stability. City Environment Group staff has considered these issues and do not believe that the additional information materially alters the recommendation to acquire the site for a park, however there are community implications of the Council purchasing land then removing a colonial cottage.
9. The decision to continue with the purchase of the property to create a neighbourhood park after considering the additional information will need to be made by the Board. The community perception regarding the purchase of the site and demolition of the heritage building by Council will need to be considered. The good work that the Council has undertaken on the restoration of Grubb Cottage could potentially be undermined by the Council removing another colonial cottage to make way for a new reserve. If the Council is to acquire the land for a neighbourhood park the near derelict cottage must be removed, establishment of a park and retention of the cottage are not compatible. If the Council does decide to proceed with purchase and creation of the park there is potential for the heritage of the site to be recorded and commemorated by the community through interpretation or artwork as part of the neighbourhood park.

FINANCIAL IMPLICATIONS

10. Costs estimated to be in the order of \$25,000 will be incurred in demolition of the derelict house, tidying and grassing the site, these costs to be capitalised against the capital purchase programme.
11. Estimated maintenance costs are \$1800 per year as contained within the Transport and Greenspace Operations programme.

1 Cont'd

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

12. The purchase is to be funded from the Neighbourhood Parks Land Purchase, in the Greenspace Capital Programme for 2010/2011

LEGAL CONSIDERATIONS

13. 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.
14. The Council has until 30 September 2010 to confirm or otherwise with the vendor the purchase on terms and conditions that is 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?

15. Yes as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

16. 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?

17. Yes. Page 138 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?

18. 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.

1 Cont'd

CONSULTATION FULFILMENT

19. 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 Council consider the additional information relating to the proposed purchase of 47 Dublin Street, Lyttelton, and;

- (a) Receive the following reconfirmed recommendations from the Lyttelton/Mt.Herbert Community Board meeting of 13 July 2010:
- (i) 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 the 13 July 2010 report) as a recreation reserve under the Reserves Act 1977, to be developed and used as a neighbourhood park.
 - (ii) Further that, subject to the first recommendation, and the Council resolving to purchase the property, the Board recommend to Council that it pass the following resolution:

That pursuant to Section 16 (2A) of the Reserves Act 1977 the Christchurch City Council classifies the land in the schedule as recreation reserve within the meaning of Section 17 of the said Act.
- (b) Note that development of the land as a neighbourhood park would include the removal of the buildings, and the purchase of the land will be funded from the Neighbourhood Reserves Capital Purchase Fund.

BOARD CONSIDERATION

The Board received advice that at the Council meeting on 23 July, the Board's recommendation of 13 July 2010 was left to lie on the table until further consideration by the Board.

The Board acknowledged that development of the land as a neighbourhood park would include the removal of the cottage on the land. Board members requested that an opportunity should be provided to salvage any heritage items or materials from the cottage.

Members asked for the historic significance of the building to be recognised, and suggested consideration of this through the appropriate naming of the Reserve and the placement of an interpretative panel which could incorporate photos of the cottage.

BOARD RECOMMENDATION

That the Council consider the additional information relating to the proposed purchase of 47 Dublin Street, Lyttelton, and:

- (a) Receive the reconfirmed recommendations from the Lyttelton/Mt Herbert Community Board meeting of 13 July 2010:
- (i) 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 the 13 July 2010 report) as a recreation reserve under the Reserves Act 1977, to be developed and used as a neighbourhood park.

1 Cont'd

- (ii) Further that, subject to the first recommendation, and the Council resolving to purchase the property, the Board recommend to Council that it pass the following resolution:

That pursuant to Section 16 (2A) of the Reserves Act 1977 the Christchurch City Council classifies the land in the schedule as recreation reserve within the meaning of Section 17 of the said Act.

- (b) Note that development of the land as a neighbourhood park would include the removal of the buildings, and the purchase of the land will be funded from the Neighbourhood Reserves Capital Purchase Fund and that, in association with the demolition of the buildings request that an opportunity be provided for the salvage of any heritage items or materials.

This report was **submitted** to the Council meeting of 30 September 2010 by way of Chairperson's report.

BACKGROUND (THE ADDITIONAL ISSUES)

20. On purchase of this property a priority will be to demolish the cottage and make the site tidy in anticipation of its development as a park and playground.
21. The property is wholly contained within Computer Freehold Register CB11A/1326 legally described as Part Lot 3 DP 8473 comprising 959m². 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. Suitability for inclusion in the Council's property portfolio) and the terms and conditions of this agreement are fully acceptable to the Council. The Council may take into account any matters it considers appropriate (in its sole and absolute discretion) in making such decision and shall not be under any obligation whatsoever to provide the vendor with reasons for its decision under this clause." The site is zoned "Residential" under the Banks Peninsula District Plan.
22. Staff have investigated whether the site may be contaminated with household waste. No evidence has come to hand of site contamination apart from what appears to be the storage of newspapers in plastic bags beside the house. Property Consultancy staff have further researched the records available with one of our data analysts, talked to the contamination officer at Environment Canterbury, and perused the property file held at Lyttelton Service Centre. No evidence has come to light indicating the property is contaminated. It is unlikely there would be any recorded contamination over the time the property has been used for residential purposes. It is unknown if any ground contamination has arisen from the domestic rubbish left on the property since it was vacated 8 to 10 years ago. It is interesting to note that before the current owner William Thomas estate, this property was Christ College leasehold.
23. Consideration has been given as to whether a Crime Prevention through Environmental Design (CPTED) audit was necessary for the site. A full audit has not been undertaken at this time but with three street frontages on the sides of the property and views into the site from surrounding higher streets plus natural surveillance from dwellings overlooking the proposed park, staff are confident the park will be safe as viewed from the street. There are currently wild plants such as Ivy growing along the Keebles Lane frontage and other scrub and long grass that will need to be removed. Once the buildings are removed from the site no views into the park will be blocked. It is proposed that visually permeable fences will be installed on the street frontages and the steps on Dublin Street will provide pedestrian movement around the proposed park. Any paths or future play facilities will have clear sight lines from within and outside the site. A well maintained park will be a key factor once the site is developed. There are therefore no issues that cause staff concern regarding CPTED.

1 Cont'd

24. Urban design principles were considered in terms of good connections to enhance choice, support social cohesion, make places lively and safe, and facilitate contact among people with the addition of the park. This proposed neighbourhood park links the streetscape plantings on Dublin Street to the south and Jacksons Road to the north. These existing areas of greenspace increase the park size to around 1600m². In terms of character, quality urban design reflects and enhances the distinctive character and culture of the Lyttelton urban environment, and recognises that character is dynamic and evolving. This will be an objective of the landscape plan developed for the park. The development of a neighbourhood park in this area of Lyttelton improves the quality, quantity and distribution of local open space over the long term.
25. Site stability has also been considered. It will be difficult to establish the soil stability risk without having a full Geotechnical survey carried out. The web map data shows approximately half the site in the slight to moderate erosion zone. Locally a full Geotechnical survey was carried out in 2008 for a garage/carport on the property above at 1 Keebles Lane which concluded that the ground characteristics have a very high bearing capacity and exceed the required allowable bearing values for light timber buildings. The Senior Planner at Lyttelton Service Centre has reported that the web map data is quite generic and the development constraints would probably only have any bearing if a subdivision/building consent was being applied for. Records would not go back any further than the 1950's. He mentioned that there was a brick barrel drain in the western corner that takes up about a 1/10 of the property. This barrel drain is likely to be an area of archaeological interest.
26. The request for the reserve came from the community. Alternatives are limited in this area of Lyttelton and the opportunity to purchase this land and develop a neighbourhood park has therefore been progressed in light of the objectives in the Open Space Strategy. Although the south facing sloped land is not totally ideal as a park site it is an opportunity to acquire land without much in the way of capital or building improvement costs. The community views on this purchase may however be divided between the desire to provide community open space and concerns regarding retention of local heritage.

PART B - REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

2.1 DR JOHN LYFTOGT – CASS BAY DEVELOPMENT PLAN

Dr Lyftogt addressed the Board as a resident of Cass Bay regarding the Development Plan. Dr Lyftogt commended the Council for an excellent plan but raised safety issues concerning numbers of vehicles presently being parked on the beach, the proposed raft being in line with the boat launching line and increasing numbers of jetskis. Dr Lyftogt pointed out that usage of Cass Bay by boaties is increasing since Environment Canterbury instigated a fee to launch at Naval Point.

(Clause 15 of these minutes refers.)

2.2 MARK QUAIL – COMMODORE, NAVAL POINT CLUB

Mr Quail, the new Commodore of the Naval Point Club addressed the Board regarding the Club's objectives, activities undertaken and resources needed for the area at Naval Point. A business plan is being put together for the new marina and breakwater with a user pay funding emphasis and the Club will report back to the Community Board on progress in the future.

2 Cont'd

2.3 CYNTHIA VAN DE LOO AND VANYA MAW – LIVING MORE SUSTAINABLY

Ms Van de Loo addressed the Board and provided supporting information outlining a proposal which involves a number of initiatives including making Lyttelton a spray free zone, planting edible trees/bushes and living more sustainably. Ms Vanya Maw an organic farmer from Broadfields also spoke to the Board on alternative methods of weed control which she is using successfully on her farm.

(Clause 10 of these minutes refers)

2.4 ELIZABETH GRAHAM

Ms Graham addressed the Board and provided a written statement regarding the London Street Sculpture and the Easements over Reserve 4450, Charteris Bay. Ms Graham outlined concerns regarding her deputation of 17 August 2010 being misquoted in the minutes from that meeting, and informed the Board she is seeking to verify historical information on the building the London Street Sculpture will replicate. Ms Graham advised the Board of additional points regarding the staff report regarding the Easements over Reserve 4450.

(Clause 16 of these minutes refers.)

2.5 NOELINE ALLAN AND CAINE TAUWHARE – WHAKARAUPU CARVING CENTRE TRUST

Ms Allan addressed the Board outlining a proposal to place a pou carved by the Whakaraupo Carving Centre in the Sutton Reserve which is an old pa site. Mr Tauwhare interpreted a conceptual drawing of the proposed pou. The Trust advised that funding is available to construct the pou, and undertook to contact appropriate Council staff regarding the placement of the pou. The Board decided to **request** information from staff regarding the proposal and the placement of it at Sutton Reserve.

3. CORRESPONDENCE

The Board **received** a letter from Alison Ross, Lyttelton Environment Group regarding the proposed funding and construction of the London Street sculpture.

(Clause 18 of these minutes refers.)

4. PRESENTATION OF PETITIONS

Nil.

5. NOTICES OF MOTION

Nil.

6. MINUTES OF THE ALLANDALE RESERVE MANAGEMENT COMMITTEE MEETING HELD 23 JULY 2010

The Board **received** the minutes of the Allandale Reserve Management Committee meeting held 23 July 2010.

7. MINUTES OF THE LYTTELTON RESERVES MANAGEMENT COMMITTEE MEETING HELD 23 AUGUST 2010

The Board **received** the minutes of the Lyttelton Reserves Management Committee meeting held 23 August 2010.

With regard to item 5.3 in the minutes, the Board **requested** information on how old mans beard is managed generally at the Urumau site and around Lyttelton.

8. LYTTELTON/MT HERBERT COMMUNITY BOARD SMALL GRANTS FUND ASSESSMENT COMMITTEE REPORT

The Board **received** the report from the Lyttelton/Mt Herbert Community Board Small Grants Fund Assessment Committee meeting of 12 August 2010.

9. BRIEFINGS

Nil.

10. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on forthcoming Board related activities and projects. Specific mention was made of the following:

- **Christopher Cape Correspondence**

The Board **decided** to seek advice from staff on the photographic record concept in the correspondence, to be co-ordinated with requests from other Community Boards.

- **Stoddart Point Draft Management Plan**

The Board **received** the revised Stoddart Point Draft Management Plan 2010 incorporating updated dates. The Open Day planned for 16 October is still proceeding.

- **Weed Spraying**

The Board **decided** to request staff to report as to whether the Council has a spray policy, what the practices are and how these fit within the Pest Weed Management Strategy.

11. BOARD MEMBERS' INFORMATION EXCHANGE

Specific mention was made of the following matters:

- **Draft Trade and Events Public Places Policy**

The Board received information that an omission leaving Lyttelton as not having a place to busk is being rectified.

- **Proposed National Environmental Standard for Plantation Forestry**

The Board received information that the Ministry for the Environment are currently consulting on a Proposed National Environment Standard for Plantation Forestry. Board members expressed interest and **requested** information on any Council submission on the proposed standards. Board members would consider making a submission before the closing date of 18 October 2010.

11 Cont'd

- **Civil Defence and Earthquake Recovery**
Board members discussed Civil Defence and Earthquake recovery within the ward. Discussion included acknowledgement of the community response during the civil emergency and the positive public meetings held in Diamond Harbour and Lyttelton. Board members identified a need to strengthen the Neighbourhood Support network. Board members were aware of concern in the community about local Civil Defence personnel not being formally activated, and **requested** a debrief on activity be held with the new Board.
- **Environment Canterbury – Draft Canterbury Regional Policy Statement**
Board members **requested** copy of the draft plan.
- **Final Meeting of the Term**
Members acknowledged this was the final meeting of the term, and received good wishes from Claudia Reid who acknowledged the outstanding Chairmanship provided by Paula Smith and the powerful way the Board and community needs have been presented to the Council during the term.

12. **QUESTIONS UNDER STANDING ORDERS**

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

13. **CONFIRMATION OF MEETING MINUTES**

- 13.1 The Board **resolved** that the minutes of its ordinary meeting held on 17 August 2010 be confirmed, subject to the following amendments:

Page 4, Clause 1 Banks Peninsula Community Boards Reserve Funding and Delegations
Second paragraph

Delete "9 September" Insert "23 September"

Page 8, Clause 3 Deputations by Appointment, Item 3.1 Elizabeth Graham:

Second paragraph, first sentence:

Delete "inappropriate"

Second paragraph, third sentence:

Delete "loss of"

Insert "site proposed is"

Delete "where the sculpture would be accommodated, the funding from Council for the maintenance of the sculpture and the criteria used for the Deed of Gift process to date."

Insert "She said reference to the funding application for the project in paragraph nine appeared to contradict paragraph one, that the gift was to be made on the understanding that the only cost of Council would be maintenance."

13 Cont'd

Second paragraph to read:

Ms Graham expressed a view that the sculpture is an implied reinstatement of a portion of an older Lyttelton building frontage, when she believes it is actually an ~~inappropriate~~ imitation from a photo, in the form of a concrete slab. She raised questions regarding the height of the sculpture and its effect on the tree growing directly behind where it would be located. She also noted the **site proposed is less** of the only garden fronted building in the business section of London Street. ~~where the sculpture would be accommodated, the funding from Council for the maintenance of the sculpture and the criteria used for the Deed of Gift process to date.~~ **She said reference to the funding application for the project in paragraph 9 appeared to contradict paragraph 1, that the gift was to be made on the understanding that the only cost of Council would be maintenance.**

Third paragraph

Delete "very detrimental"

Insert "inappropriate"

14. **CASS BAY PLAYGROUND – PROPOSED EASEMENT FOR RELOCATED 11 KVA SUBSTATION**

The Board considered an application from Orion Company Limited (Orion) for an easement to enable them to relocate their present 11 KVA transformer in the Cass Bay Playground. The Board previously considered a report on this matter on 15 December 2009, and at that time let the report lie on the table until the Board received clarification of points raised.

The Board **resolved** to grant Orion Company Limited an easement pursuant to section 48(1)(d) of the Reserves Act 1977 over approximately four square metres on which to place a transformer, and an area "as built" in which cables to the transformer will be laid, of the Cass Bay Playground which is Lot 77 Deposit Plan 24151 a recreation reserve of 5084 square metres vested in the Council under the Reserves Act 1977 contained in Certificate of Title CB5C/302, subject to the following conditions:

- (a) The consent of the Minister of Conservation being obtained;
- (b) The easement terms being negotiated by the Corporate Support Manager or his nominee in association with the Policy and Leasing Administrator;
- (c) The easement construction area being maintained by the applicant and their contractors in a safe and tidy condition at all times;
- (d) All costs associated with the survey and registration of the easement on the Council's title, being paid for by the applicant;
- (e) The applicant is to provide the Council, within three months of completion of the work, a surveyed easement plan on which the new easements are shown;
- (f) The applicant is to provide the Council, within three months of completion of the work, a copy of the title on which the easement is shown;
- (g) That the Council resolves **not** to request a one off compensatory payment for the privilege of having the easement encumbrance placed on the Council's title in accordance with Council policy (27 September 2001), because the easement being requested is to relocate an existing 11 KVA transformer within the reserve to a better location from the reserve design perspective;
- (h) The Council is to charge the Orion Co Ltd for the officers' time, public advertising, Department of Conservation approval fees and other processing expenses to process the application for the easement in accordance with Council Policy (12 July 2001);

14 Cont'd

- (i) That Orion Company Limited at their expense relocate the gravel path leading into the park around the newly located transformer, re-grass the area after connecting up the cables to the transformer in its new location; and 'make good' the wall of the toilet block after the addition has been removed;
- (j) The applicant is to pay a \$2,000 bond to the Council via the Greenspace Contract Manager, Lyttelton Service Centre, and sign a temporary access licence before any construction commences on the site. The bond less any expenses incurred by the Council will be refunded to the payee upon completion of the development to a standard acceptable to the Greenspace Manager.

15. CASS BAY DEVELOPMENT PLAN

The Board considered a report seeking approval for the Cass Bay Development Plan following public consultation in order to inform and be considered for future LTCCP funding. A deputation was heard on this matter, clause 2.1 refers.

STAFF RECOMMENDATION

- (a) It is recommended that the Lyttelton/Mt Herbert Community Board approve the Cass Bay Development (Plan - LP 329902) as shown in attachment 1.
- (b) Funding for the proposed works be submitted for consideration in the preparation of the draft 2012-2022 LTCCP.

The Board **resolved** to:

- (a) Approve the Cass Bay Development (Plan - LP 329902), with an amendment to point 20 on the plan to read: "Remove the existing timber slipway and replace it with a safer alternative".
- (b) Request that funding for the proposed works be submitted for consideration in the preparation of the draft 2012-2022 LTCCP, with the exception of the pine tree removal which should be given a higher priority.

16. EASEMENT OVER RESERVE 4450, CHARTERIS BAY

The Board considered a report which would enable the Reserves Hearings Panel to recommend to the Lyttelton/Mt Herbert Community Board that it reconfirm the decision that the Board made on 16 December 2008 to grant right-of-way easements over Reserve 4450, Charteris Bay for the benefit of the adjoining land owners of Lot 40 DP 12000 and Lot 1 DP 12335.

RESERVES HEARINGS PANEL RECOMMENDATION

That the Reserves Hearings Panel (Reserve 4450 Charteris Bay) recommend that the Lyttelton/Mt Herbert Community Board acting under the delegated authority of the Council endorse its original decision made at its meeting held on 16 December 2008 to approve the granting of the easements for right-of-ways pursuant to section 48 of the Act over Reserve 4450 as shown in Digital Title Plan 500928-03 subject to the following conditions:

- (a) The applicants each being responsible for all costs associated with the easement (processing, survey, legal and registration) including all Council related costs (with the exception of the costs associated with the hearing).
- (b) The consent of the Department of Conservation being sought.

16 Cont'd

- (c) That staff view the original copy of the Mt. Herbert County Council to Mr Falla dated 7 September 1943 authorising permanent access to the site.

The Board **resolved** to approve the granting of the easements for right-of-ways pursuant to section 48 of the Act over Reserve 4450 as shown in Digital Title Plan 500928-03 subject to the following conditions:

- (a) The applicants each being responsible for all costs associated with the easement (processing, survey, legal and registration) including all Council related costs (with the exception of the costs associated with the hearing).
- (b) The consent of the Department of Conservation being sought.
- (c) That staff view the original copy of the Mt. Herbert County Council to Mr Falla dated 7 September 1943 authorising permanent access to the site.
- (d) The incorporation of the condition included in the Mt Herbert County Council original 1943 approval that the accessway to be so constructed that no stormwater drainage therefrom is to be discharged on to the Council's reserve.

17. CONSIDERATION OF APPLICATIONS FOR NEIGHBOURHOOD WEEK FUNDING

The Board considered a report seeking approval for applications to the Lyttelton/Mt Herbert Community Board Neighbourhood Week fund, and received a late application from the Purau Residents Association.

The Board **resolved** to:

- (a) Allocate the Neighbourhood Week fund as follows:

Name	Location	Board Decision
Frances T James	Bay Heights Cul-de-sac, Governors Bay	\$128.00
Donald John Cleaver	40 Reserve Terrace, Lyttelton	\$110.00
Julie Simpson, Cass Bay Residents Assn	Cass Bay Beach	\$250.00
Bruce A Glennie, Koromiko Crescent & James Drive Neighbourhood Support Group	James Drive Reserve, Church Bay	\$140.00
Larry Anderson, Governors Bay Road Neighbourhood Support Group	888 Governors Bay Road, Governors Bay	\$74.00
Jillian Frater	19 Buxtons Road, Lyttelton	\$36.00
Jacinda Gilligan	Cnr Waipapa & Tau Crescent, Diamond Harbour	\$70.00
Sarah Van der Burgh	18 Foster Terrace, Lyttelton	\$100.00
Ali Watersong	Brenchley Road, Lyttelton	\$92.00

- (b) Consider the late application from the Purau Residents Association for \$1,650 for a Long Lunch and Barn Dance to be held at the Purau Camping Ground on 7 November 2010.
- (c) Allocate \$600 from the Lyttelton/Mt Herbert 2010/11 Discretionary Response Fund to the Purau Residents Association event towards the cost of a marquee.

(Note: Chairperson Paula Smith declared a conflict of interest and retired from discussion and voting on this matter. Deputy Chairperson Jeremy Agar assumed the Chair for consideration of this item).

18. APPLICATION TO LYTTELTON/MT HERBERT COMMUNITY BOARD DISCRETIONARY FUND – LYTTELTON HARBOUR BUSINESS ASSOCIATION

The Board considered a report presenting a request for funding of \$5,000 from the Lyttelton Harbour Business Association towards the cost of artist's fees for the London Street Sculpture Project.

The Board **resolved** to decline the request.

(**Note:** Claudia Reid requested her vote against the above motion be recorded.)

19. LYTTELTON AREA – RESOLUTION OF PARKING RESTRICTIONS AND TRAFFIC CONTROL DEVICES

The Board considered a report seeking revocation of a previous resolution made on 18 May 2010, and the approval of an amended schedule for resolutions for the parking restrictions and traffic control devices as currently marked and/or signed in the Lyttelton area.

The Board **resolved** to

- (a) Rescind the following resolution made at its meeting held on 18 May 2010:

The Board resolved to approve the Schedule of Resolutions for the Lyttelton Area Restrictions and Traffic Control Devices, as follows: (Schedule of Restrictions thereafter attached).

- (b) Approve the Schedule of Resolutions (as circulated) for the Lyttelton Area Parking Restrictions and Traffic Control Devices.

(**Note:** A further amendment was made to Clause (2ae) of the Schedule of Resolutions, Cunningham Terrace, last line to replace the word "westerly" with "easterly".)

The meeting closed at 12.32pm.

CONFIRMED THIS 8TH DAY OF OCTOBER 2010.

**SIGNED BY THE CHAIRPERSON OF THE BOARD AND THE
COMMUNITY BOARD ADVISER PURSUANT TO STANDING ORDER 3.18.2**

**PAULA SMITH
CHAIRPERSON**

**JO DALY
COMMUNITY BOARD ADVISER**

DRAFT HERITAGE ASSESSMENT - 47 DUBLIN STREET



Photographs 28 July 2010



Captain Keeble's House, c1901, Liza Rossie

Historical and Social Significance

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The house at 47 Dublin Street has historical and social significance as the home of Captain Samuel Keeble, a local identity within the seafaring community of the port town of Lyttelton. Lyttelton was settled in 1849 as part of the Canterbury Association's establishment of Christchurch. Lyttelton was the main port town, the original town grid remaining clearly visible in the layout of the town. Keeble was born in England in 1842 emigrating to Australia and later, New Zealand. In 1875 he qualified as a Pilot with the Pilot Board of Victoria, Australia. By 1880 he was living in Lyttelton, and working as the master of the schooner 'Cleopatra', a position he held for four years. He then became Captain of the steamship 'Timaru', a position he held until 1888. As master of these important vessels Keeble worked coastal, trans-Tasman and International routes. Keeble met his second wife, Eliza Frances Amy Apled, in Australia, his first wife having died in that country. When they established a home in Lyttelton they leased the property on Dublin Street from Christ's College Canterbury. His first seven children were born at this house, with the youngest child being born after the family moved to Wellington c.1889. Keeble worked on several other ships including captaining 'Rona' in 1906.

The lane that runs between Jacksons Road and Oxford Street was originally part of the property at 47 Dublin Street. This land was sold to the Lyttelton Borough Council to create a link between the two larger roads and was named Keebles Lane after Captain Keeble.

During the 19th century and much of the 20th century the property was part of a large block of land extending from the top to Jacksons Road to beyond College Road that was owned by Christ College Canterbury, having been granted by an ordinance from the Superintendent and Provincial Council of Canterbury. The cottage was leased from 1932 until the 1950s by John Taylor, who lived there with his wife and seven children. In 1952 William Thomas of Lyttelton, a Harbour Board Employee, leased the property, purchasing the title freehold in 1977. Thomas remained at the property until c2005.

The cottage has been identified as an 1860 or 1870s era dwelling by the New Zealand Historic Places Trust (NZHPT Lyttelton Township Historic Area Registration report, 2009).

Cultural and Spiritual Significance

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values

ATTACHMENT TO CLAUSE 1

The cottage at 47 Dublin Street has cultural significance as it is representative of the way of life of seafarers and those associated with the port of Lyttelton during the 19th century. The cottage was home to Captain Keeble, his wife and seven children during the late 1870s/1880s, reflecting the scale and style of living of a ship's master and a respected member of the seafaring community.

The house was part of a larger block of land owned by Christ's College Canterbury. The College was granted blocks of land throughout the city by the Canterbury Association which was leased as a source of income for the College. During the second half of the 20th century a number of these residential properties were sold as freehold titles.

Architectural and Aesthetic Significance

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place

The dwelling at 47 Dublin Street is a simple two storeyed weatherboard cottage with gabled roof. The cottage dates from the 1860s/1870s and is typical of the early colonial vernacular style of smaller dwellings during this period. The house has had several additions including early lean-tos on the east and north end of the cottage. Additions and outbuildings to the east are evident in the c1901 photograph of the cottage. Other changes include a mid-late 20th century external open concrete block extension to the east side. A freestanding hen house is located to the immediate south of the cottage. The windows on the south façade have been replaced in the second half of the 20th century, and the window openings altered. Windows on the upper storey appear to be at least partially original, or of an early date, in terms of their size, location and timber surrounds. The entrance on the south façade is currently boarded up. The south façade has a layer of metal cladding which has been attached to the original weatherboard cladding. The cottage has been reroofed with decramastic tiles in the latter part of the 20th century. Although the original cottage remains largely intact, its condition is poor. The interior has been altered, with c1950s era wall and ceiling linings evident. These may be covering earlier fabric, or may have replaced earlier fabric.

Technological and Craftsmanship Significance

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period

The cottage has technological significance as it is representative of colonial timber construction methods during the 1860/1870s.

Contextual Significance

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

The cottage at 47 Dublin Street has contextual significance as it is part of the colonial built fabric of the 19th century port town of Lyttelton. The cottage sits above the main township in a section that has three street frontages; Jacksons Road to the west, Dublin Street to the east and Keebles Lane to the north of the section. The house is positioned roughly centrally on the steep property, sitting below the Keebles Lane roadway. The property is unfenced however the house is enclosed by thick foliage. Dublin Street has a high proportion of 19th century timber dwellings (NZHPT), which as a group, at the upper end of Dublin Street, retain the residential colonial character of the 19th century port town. The street is notable for its volcanic stone walls and steps, such as those on the east boundary of the property running from Keebles Lane down to Dublin Street. As part of a broader precinct of colonial vernacular timber dwellings 47 Dublin Street makes a contribution to the residential historic character of the streetscape in this part of Lyttelton.

Archaeological Significance

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

The cottage at 47 Dublin Street has archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The cottage has been used for residential occupation from the time of its construction in 1860s/1870s (NZHPT).

Assessment Statement

The historical significance of 47 Dublin Street rests with its association with Captain Keeble and its value as a representative example of an early colonial cottage, typical of those built in the port town of Lyttelton during the 1860s/1870s. As a Ship Master, Captain Keeble was a respected member of the local seafaring community with a reputation as a reliable, competent and honest captain. His name is memorialised in Keebles Lane, a lane that was subdivided from the property at which he lived. The cottage is typical of those built during the early colonial period in that it is a two-storeyed weatherboard dwelling with a single gabled roof. The house is part of a precinct of colonial weatherboard dwellings that characterise the colonial residential housing stock of Lyttelton, a high proportion of which remain in Dublin Street. The corner section, with three street frontages increases the prominence of this property. Although the house is in a poor state of repair and has had some additions and alterations over the years it retains its colonial character in its scale, weatherboard construction, cottage style and openness to the street.

References

New Zealand Historic Places Trust (2009) Lyttelton Township Historic Area.
Reddell, Enid. (1995) Recollected Rellies: of the Keeble/Apted type.

DISCLAIMER: This assessment has been based on information available through external viewing of the property on 28 July 2010 and the references noted above. Inspection of the internal fabric and further background research may result in this assessment of significance being revised.