

8. **47 DUBLIN STREET, LYTTELTON – SUPPLEMENTARY INFORMATION REPORT ACQUISITION FOR RECREATION RESERVE**

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

1. The purpose of this report is to provide the Council with additional information relating to the proposed purchase of 47 Dublin Street, Lyttelton that was requested by the Council at their meeting of 30 September 2010. The Council resolved that this item lie on the table and that additional information be sought from the New Zealand Historic Places Trust (NZHPT).

EXECUTIVE SUMMARY

2. On 13 July 2010 the Lyttelton/Mt Herbert Community 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 under Section 17 of the Reserves Act. The Board reconfirmed its recommendation on 28 September 2010 after receiving additional information on the heritage significance of the house compiled by Council's heritage planners.
3. The Council was concerned about the heritage significance of the dwelling and requested that the Historic Places Trust be asked to inspect the colonial cottage and make a recommendation to its future. Strategy and Planning had provided advice on the heritage significance of the property and the dwelling. Initial research indicates that this is an early c. 1860's/1870's colonial weatherboard cottage and part of a precinct of colonial dwellings that characterise the early housing stock of Lyttelton.
4. On 20 October 2010 the New Zealand Historic Places Trust undertook a site visit of the property which included an internal investigation that had not been undertaken by the Council Heritage Team.
5. On 9 November 2010 Mr Dave Margetts Heritage Advisor NZHPT reported that the site fell within the Lyttelton Historic Township Area, a recent NZHPT registration and is identified within the text of the registration.
6. As a pre-1900 dwelling the cottage on site has similar design and character as the other dwellings of this period in Lyttelton township. The NZHPT is opposed to the demolition or removal of historic buildings, except where the place is beyond repair.
7. The NZHPT view is that the state of repair is such that significant works would be required to rehabilitate the cottage, in part due to the unsympathetic alteration, the use of non-original materials and damage caused due to the lack of maintenance against the ravages of time.
8. Taking the above into account the NZHPT would not oppose the removal of the cottage subject to the following recommendations:
 - (a) That the archaeological provisions of the Historic Places Act are complied with and an Archaeological Authority is applied for to demolish the cottage and carryout earthworks to create a reserve.

(The Authority will specify a recording process that records the building using architectural drawings, photographs and notes, before and during demolition. Deconstruction as opposed to demolition is recommended so as much as possible is can be learned about the cottage and its construction for archive and educational purposes.)
 - (b) The house site is interpreted within the reserve.

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9. It has been difficult to estimate the costs of deconstruction. The archaeological assessment before-hand is the first process. This is part of an Assessment of the Environmental Effects under the RMA. The purpose of this is to determine the extent of the Archaeological Authority and to make recommendations. The NZHPT will use those recommendations as conditions for the authority, but may make alterations. The NZHPT have a set of guidelines which determine how detailed the recording needs to be for a historic building.
10. The standard process is that a demolition/recycling firm is engaged to remove the building. This is done with a digger. The archaeologist visits the site first and makes interior and exterior measurements, takes photographs, records the fabric, and takes samples of the fabric (e.g. wood for identification). The demolition crew come in next, knowing that they have to work in with the archaeologist. As the demolition progresses occasionally pauses for note taking, photographs, sampling or recovering finds (such as bottles etc under the floor). The demolition firm takes away everything.
11. Usually, to prepare the ground for landscaping, the next step is that another firm is used to scrape away the top soil. All of this needs archaeological monitoring since it is likely to expose archaeological materials (e.g. a refuse pit with china, glass and bones) which will need archaeological excavation.
12. The final stage is the 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

13. The process to remove the house will be labour intensive due to the steep nature of the site and access. This coupled with the requirement to deconstruct as opposed to demotion could see the house removal cost alone escalate up to \$20,000 due to the site archaeological monitoring and a further \$23,000 for the onsite archaeologist time costs and tidying and grassing the site, these costs to be capitalised against the capital purchase programme.
14. Estimated maintenance costs are \$1,800 per year as contained within the Transport and Greenspace Operations programme.

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

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

LEGAL CONSIDERATIONS

16. The Council now has until 28 February 2011 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?

17. Yes, as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

18. 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.

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- (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?

19. 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

20. Yes.

Do the recommendations align with the Council's strategies?

21. 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

22. 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 Council receive the additional information relating to the proposed purchase of 47 Dublin Street, Lyttelton and approve, the purchase of the property on the reconfirmed terms as recommended by the Lyttelton/Mt Herbert Community Board at its meeting of 28 September 2010 as a recreation reserve under the Reserves Act 1977, to be developed and used as a neighbourhood park subject to:

- (a) The conditions recommended by the New Zealand Historic Places Trust namely an Archaeological Authority is applied for and obtained to demolish the cottage, record information and carryout earthworks to create a reserve and the house site is interpreted within the reserve.
- (b) That subject to (a) the Council pass the following resolution:
 - (i) That pursuant to Section 16 (2 A) 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.

Schedule

Part Lot 3 DP 8473 being all of the land comprised in Computer Freehold Register CB11A/1326 (Canterbury Registry) containing 0.0959 hectares more or less.