

**REPORT BY THE CHAIRPERSON OF THE
LYTTELTON/MT HERBERT COMMUNITY BOARD
28 SEPTEMBER 2010**

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.
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.

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.

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.

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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

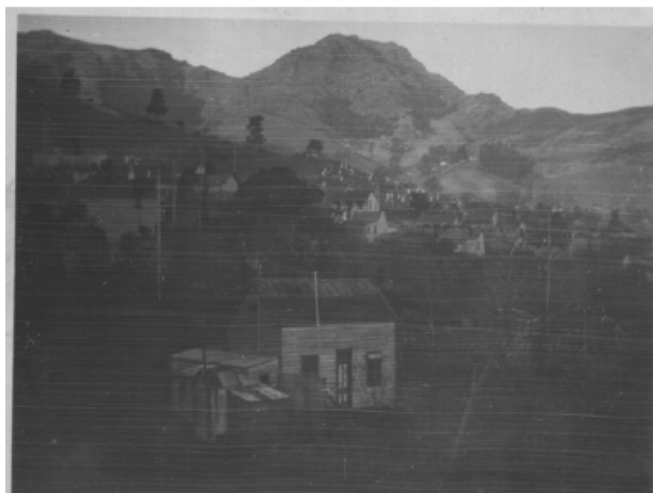
blocked. It is proposed that visually permeable fences will be installed on the street frontages and the steps on Dublin Street will provide pedestrian movement around the proposed park. Any paths or future play facilities will have clear sight lines from within and outside the site. A well maintained park will be a key factor once the site is developed. There are therefore no issues that cause staff concern regarding CPTED.

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.

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 Apted, 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

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.