

**Te Pātaka o Rākaihautū Banks Peninsula Community
Board Information Session/Workshop
MINUTES ATTACHMENTS**

Date: Monday 26 August 2024
Time: 10.00 am
Venue: Members will attend the Information Session by audio/visual link.
Access to the live broadcasting of the session, and a recording of the session will be available on the Board's Youtube page:
<https://www.youtube.com/channel/UC66K8mOIfQT3l4rOLwGbeug>

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August, 2024

The Opportunity

1 Gladstone Quay 'The Stables' is a significant Lyttelton site with a rich history but an uncertain future. The 3,359m² site is at the periphery of Lyttelton's commercial zone. The Stables building and the Lyttelton Information Centre are the only remaining buildings on site. Both are Council listed heritage buildings.

The Donald Street Stables were severely damaged in the earthquakes, have been fenced-off since 2011, and remain derelict.

The site's redevelopment is an opportunity to encourage and support key outcomes on these, and on adjacent privately owned sites, catalysing further redevelopment and bringing vibrancy and life to the Lyttelton township.



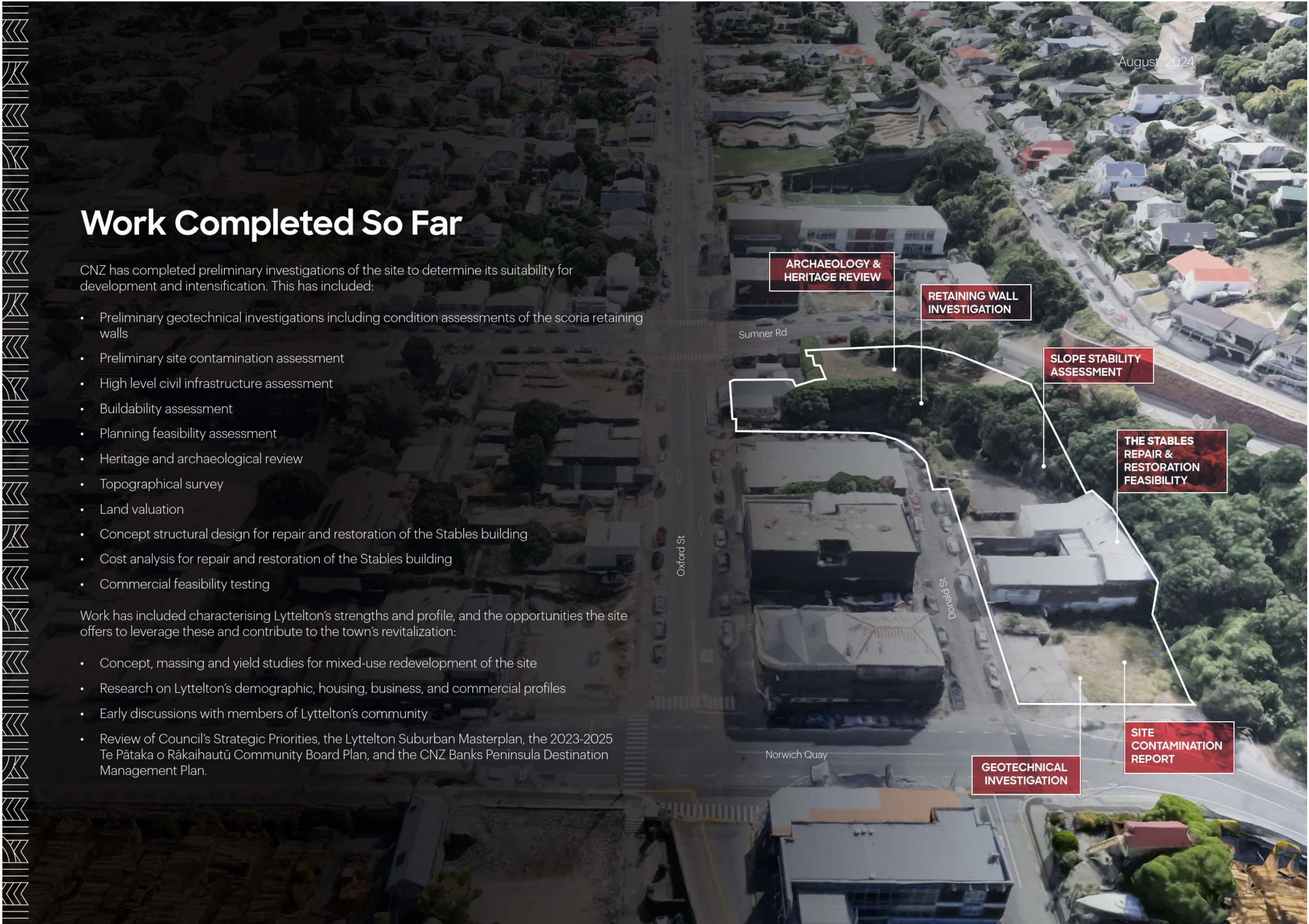
Work Completed So Far

CNZ has completed preliminary investigations of the site to determine its suitability for development and intensification. This has included:

- Preliminary geotechnical investigations including condition assessments of the scoria retaining walls
- Preliminary site contamination assessment
- High level civil infrastructure assessment
- Buildability assessment
- Planning feasibility assessment
- Heritage and archaeological review
- Topographical survey
- Land valuation
- Concept structural design for repair and restoration of the Stables building
- Cost analysis for repair and restoration of the Stables building
- Commercial feasibility testing

Work has included characterising Lyttelton’s strengths and profile, and the opportunities the site offers to leverage these and contribute to the town’s revitalization:

- Concept, massing and yield studies for mixed-use redevelopment of the site
- Research on Lyttelton’s demographic, housing, business, and commercial profiles
- Early discussions with members of Lyttelton’s community
- Review of Council’s Strategic Priorities, the Lyttelton Suburban Masterplan, the 2023-2025 Te Pātaka o Rākaihautū Community Board Plan, and the CNZ Banks Peninsula Destination Management Plan.



Lyttelton Stables

August 2024

The opportunity for the Stables Precinct is to establish a thriving home for Lyttelton’s creative and enterprising community.

The project aims to leverage Lyttelton’s character and creative profile, encouraging community and private sector to support this vision, catalysing investment into complementary uses such as visitor accommodation, affordable housing, hospitality, lifestyle services, and entertainment.

Our vision encompasses the following outcomes:



Lyttelton Stables



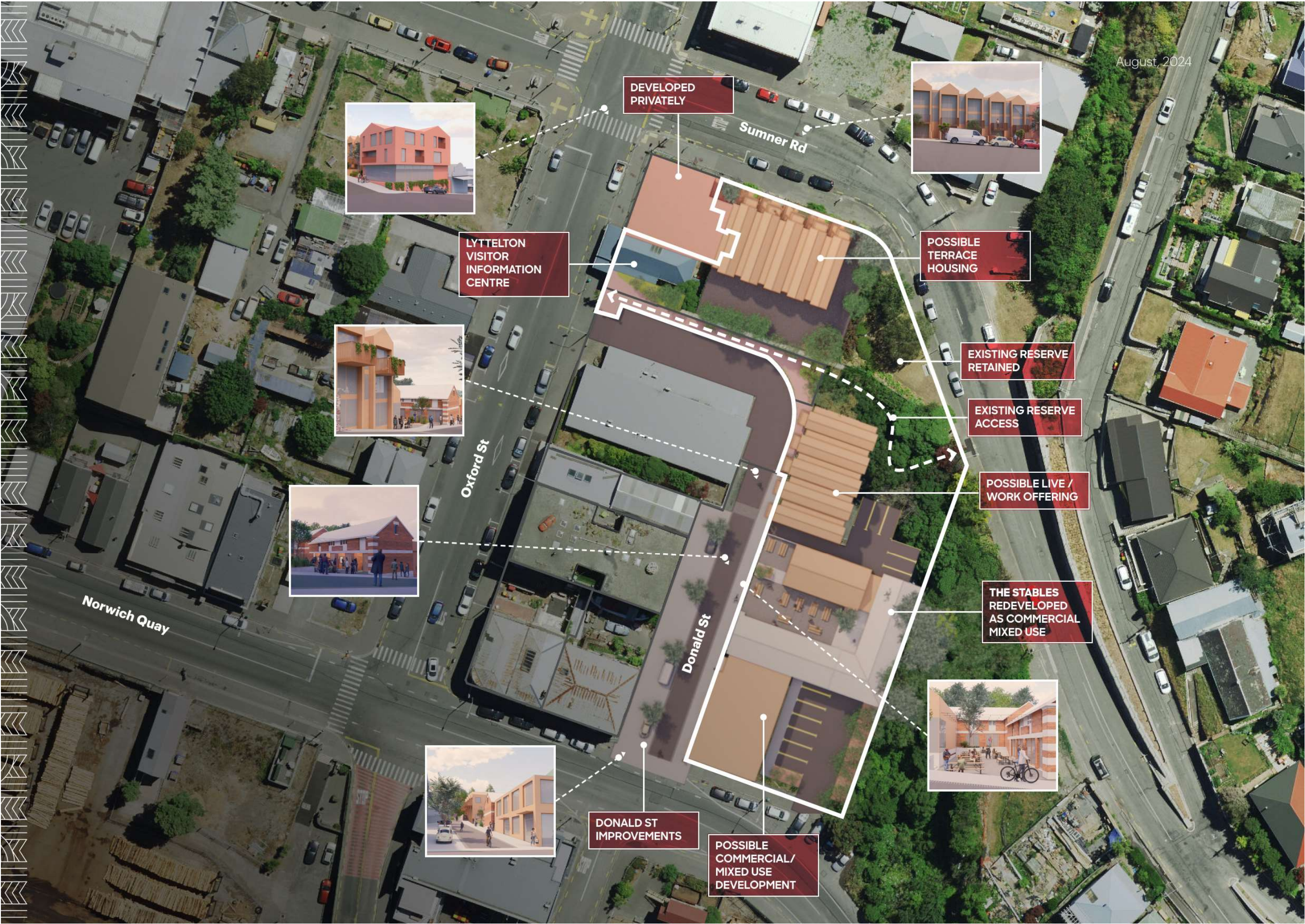
Top: Artists impression of The Stables redeveloped.
Bottom left: Wagenhallen Stuttgart Cultural Centre, Germany.
Photo credit, Christian Kroh.
Bottom middle: Milton St Substation, Christchurch.
Photo credit, Hannah Bird Photography.
Bottom right: Section 8 Bar, Melbourne, Australia.
Photo credit, Duncographic.

Lyttelton Stables



Top: Artists impression of The Stables during an event.
Bottom left: Fremantle Arts Centre, Perth, Australia.
Photo credit, Fremantle Arts Centre.
Bottom middle: The Carriageworks, Sydney, Australia.
Photo credit, Jacquie Manning.
Bottom right: Matakana Market, Matakana, Rodney District.
Photo credit, Ken Downie.





Review of the Parks and Reserves Bylaw 2016

Adam Eggleton, Senior Policy Analyst



Parks and Reserves Bylaw 2016

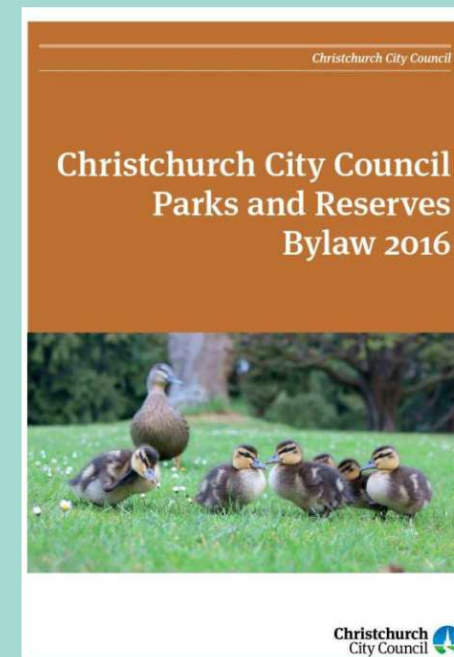
- Purpose:
 - manage, regulate and protect the parks and reserves network from misuse or damage
 - protect the public from nuisance and maintain public health and safety

- Made under Legislation:

Local Government Act 2002

Reserves Act 1977

Review is required under legislation (10 Year).



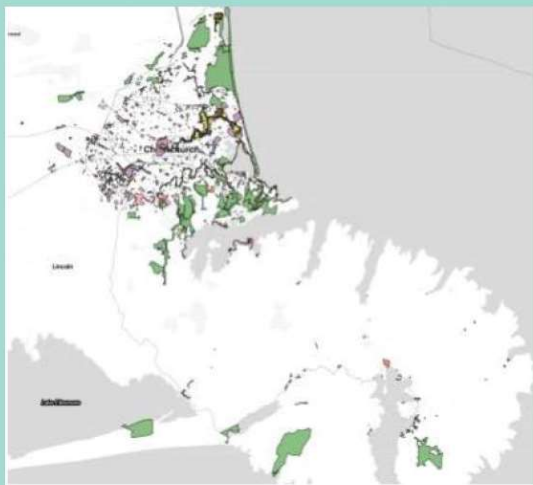
What do we mean by Parks and Reserves?

- Parks and Reserves:
 - a) means any land which is vested in or administered by the Council under the provisions of the Reserves Act 1977; or
 - b) any park, domain, foreshore or greenspace area under control or ownership of the Council; but
 - c) does not include any such land, park, domain or greenspace area which is subject to a lease that has been granted by the Council under the Local Government Act 2002 or the Reserves Act 1977



What this looks like?

Neighbourhood Parks	797
Utility Parks	171
Sports Parks	115
Regional Parks	108
Garden and Heritage Parks	62
Residential Red Zone-Flatland	34
Cemeteries	23
Plant Nursery	1
Total	1311



2024 Parks & Foreshore Asset Management Plan

4

Some things it covers

- Access - When parks and reserves are open to the public and when they may be closed
- Behaviour - Various restrictions on behaviour in parks and reserves
- Animals - The rules relating to animals in reserves
- Vehicles - The rules relating to vehicles, other mechanical devices and vessels in parks and reserves
- Fires – Restrictions on lighting fires
- Camping - Restrictions on camping
- Aircraft - Restrictions on the use of aircraft and drones in parks and reserves
- Sports and other organised events - Provisions relating to playing of sports and games in parks and reserves
- Special areas – Specific sections relating to Hagley Park, the Botanic Gardens and Rawhiti Golf Course.



Examples of the bylaw in action?

- Visitors removing plants or flowers from Hagley park.
6.1a – Interference with Reserves
- Helicopter taking off or landing in a park or reserve without permission.
13.1 – Aircraft
- Member of the public entering a park that is closed for repairs.
5.3 – Access
- Member of the public lighting a fire in a reserve without permission
10.1 – Fires



Areas of interest?

- Update to other legislation/practices

e.g. FENZ and fire regulations, other bylaws

- Impact of E-Scooters and new forms of land transport

Widespread use of these since bylaw was last reviewed in 2016

- Role of bylaw in occupation style protests (e.g. Cranmer Square)

Ability to respond to these events – are improvements possible?

- Permissions under the bylaw

Flexibility of permissions and revoking them under the bylaw

- Camping clarity

How the bylaw interacts with the Freedom Camping bylaw?



What's next this year?

- Staff investigating issues and drafting potential amendments/changes.
- Council approval to consult.
- Public consultation

Questions or Comments?



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