

4. BROAD PARK

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The purpose of this report is to inform the Committee on progress with planning for Broad Park and to present a concept plan for work proposed for this financial year and development work proposed over the next five years.

In addition approval is sought for a budget substitution to construct a combined toilet block and changing pavilion.

The report was considered by the Burwood/Pegasus Community Board at its meeting on 29 April 2002. The Board's resolutions are referred for the information of the Committee.

CONTEXT OF REPORT

Many requests for improvements to Broad Park are related to the over mature macrocarpa and pine trees surrounding the park, their shedding of needles and limbs and shading of the park and nearby properties. Removal of the shelterbelt has long been acknowledged as being inevitable. The deteriorating condition of these over mature trees is now posing a significant health and safety risk to park users. Funding has been sourced in the current financial year's budget to remove the over mature trees and stumps and to provide for some replacement planting.

A new toilet block is programmed to be built this financial year, and the old one is to be demolished. At the 18 March 2002 Community Board meeting, the Board agreed that the Parks and Waterways Unit augment the programmed toilet block funds with additional funds (programmed for a new toilet block at Withells Island, and not required yet) to enable the incorporation of a changing pavilion with the proposed toilet block for Broad Park.

Currently there is no programmed funding for development work. However, plans for work on trees and the new toilet necessitate an evaluation of the opportunities, so that future development for the park can be catered for. Funding is to be sourced in the Parks and Waterways Unit budget for initial development work, and further development work to be staged over the next five years.

EXECUTIVE SUMMARY

A landscape concept plan for Broad Park will be presented at the Board meeting. Capital works to be implemented this year includes removal of trees, construction of a changing pavilion and toilets, and initial development work. Feedback from consultation to date has been incorporated in the development of the proposal.

RELEVANT CURRENT POLICY

- Public Toilets.
- Trees - Powers delegated to the Community Board are as follows:
 - The planting and removal of trees on parks.
 - To adjudicate on the removal or retention of significant healthy trees in consultation with any Units affected, and contentious matters relating to the planting of trees on any reserve or land administered by the Parks and Waterways Unit except the following:
 - Any trees protected by the City Plan (resource consent procedure required).
 - Trees immediately dangerous to persons or property, subject to the Chairperson of the relevant Community Board being advised of any removals.
 - Trees currently causing or likely to cause immediate significant damage to buildings, services or property whether public or privately owned.
- Environmental Design - Park Design and Management Plans.

DESCRIPTION OF THE PROPOSAL

Tree Removal, Retention, Replacement Planting and Landscape Development

The proposal for Broad Park involves felling and stump removal of all of the over mature macrocarpas and pines on the northern, western, and southern edges and the south eastern corner of the park this financial year. Preliminary landscape development work to follow the removal of the over mature trees, such as mounding, levelling, grassing and replacement planting with appropriate species, as well as installation of temporary irrigation is proposed in the western half of the park only. No development work is proposed in the eastern half of the park in the next five years.

The balance of the over mature macrocarpas and pines on the eastern edge of the park are to be left in place for a maximum of five years. Once this five year period is up, the remaining over mature trees will be removed. Two mature pines are to be retained in the south eastern corner, for an indefinite period. These will require some minor pruning for safety and shaping.

The existing dune plantings of younger macrocarpas are to be retained for interim shelter, but thinned out, leaving the older larger macrocarpas on the upper edge of the dune to grow more freely. A review involving consultation of the community is to be undertaken in five years time regarding the ongoing retention of this belt of planting.

It is proposed to establish a belt of coastal native shrubs in the space between the younger macrocarpas and the over mature macrocarpas, in the dune slope closest to the park.

Changing Pavilion and Toilets

Also proposed in the current financial year is replacement of the existing toilet block with a combined changing pavilion and toilet, and demolition of the old brick toilet block and the changing sheds currently located in the dunes. The design for the new changing pavilion and toilets incorporates safe access to the playground, beach and car park.

Developments such as mounding, landscaping, as well as picnic, BBQ, improved junior play facilities, shelter and shading, as well as the incorporation of art elements, including improved car parking will be incorporated into the five year concept according to funding availability.

ISSUES FOR CONSIDERATION

Trees

A range of options for managing the trees has been carefully considered. Thinning, and or leaving some groups of trees is not considered to be an option, as this would increase the trees exposure to wind and make them more vulnerable and liable to windthrow. From the point of view of reducing costs and damage to the park, it is necessary to remove the trees in rows and blocks rather than in 'groups'. A preliminary cost estimate for the proposed tree and stump removal is around \$40,000. An additional \$10,000 is to be contributed towards replacement planting in the 2002/03 financial year.

An additional \$30,000 for landscape amenity planting will be available from Parks and Waterways unspecified funding in the financial year, with further unspecified funding to be sourced for subsequent years.

An additional \$15,000 - \$20,000 contribution from Coast Care is to be made towards dune and coastal edge planting in the 2002/03 financial year.

Toilets

Currently there are 2 buildings involved on or about the park. One is a burnt out toilet block and the other is a combined toilet and changing shed. Both these buildings are in the dunes and are to be demolished. It is proposed that one combined building is erected in Broad Park at the corner of Beach Road and Marine Parade where they will be conveniently accessible for users of Broad Park and Waimairi Beach.

The proposal for a changing pavilion and toilets complex, following the style of the new changing pavilion and toilets constructed at South Brighton, promises significant savings. As well as providing for a significantly improved outcome for the community regarding convenience and safety, it reduces maintenance costs associated with the deteriorating existing changing sheds in the dunes. A cost estimate for construction of the new pavilion and toilets, demolition of the existing brick toilets, demolition of the existing changing sheds, and supervision and consents is \$91,000. This does not include repair work to the car park and surrounding area. Currently \$55,165 is available for Waimairi Beach toilets.

An additional \$45,008 is now available from the Withells Island (Park) toilets. This proposed substitution was endorsed by the Board at its meeting on 18 March 2002.

The toilet at Withells Park (Owles Terrace) is not currently needed. Now that Coast Care have moved out of their premises on the site, the toilet in that building is available for use. The site is contaminated and how to resolve this has not been decided, so development there (and therefore the new toilet) have been held up. The funds should therefore be transferred to the Broad Park development.

RESULTS OF CONSULTATION

Previous consultation

A site meeting on 2 June 2001 initiated by Board members, and a meeting report produced by the Northshore Residents Association on 20 August 2001 focussed on trees at Broad Park.

On 27 February 2002 a memorandum was sent to the Board and key interest groups indicating the key issues and options and the consultation planned.

Current Consultation

A plan outlining a draft proposal and 'opportunities' was circulated, inviting returns by prepaid envelope, to 1,000 households in the neighbourhood of Broad Park, as well as to Northshore Residents' Association and the North New Brighton Residents' Association and Waimairi Surf Club. A website address was provided for community feedback, and a design workshop was held on 20 March 2002. As well as the 27 people who attended the meeting, there have been 60 responses received to the mailout. This included three phone calls, one e-mail from the website and 56 returned 'opportunities' sheets. A summary of consultation and feedback to date was presented at the Board meeting on 29 April 2002.

Results - General

A range of responses have been gathered covering a variety of opportunities including those for car parking, making the adjacent streets safer, lighting, incorporating art elements, as well as comments on the trees and toilet block.

Trees

In general the site meeting and feedback from the Northshore Residents' Association indicated support for removal of trees, and the planting of native shrubs on the dunes.

Responses to the mailout generally indicated support for removing all of the over mature trees, and indicated some support for removing the younger macrocarpas over time, and replacing them with native shrubs.

The general view of those attending the design workshop however indicated a desire to leave groups of over mature trees and remove the balance, and to leave the younger macrocarpas on the dunes but to thin them out and to plant a belt with native shrubs.

A petition to "ensure that the young macrocarpa trees on the east side of Broad Park are not cut down" has been received signed by 60 local residents.

Toilets

Response to the changing pavilion and toilet block option presented at the design workshop indicated general acceptance although several issues were raised about the proposed location. The issues mainly related to safety of access from the car park, playground and beach.

The draft proposal has now been adjusted to respond where practicable to the feedback received from the community. A public information leaflet outlining modifications to the proposal, including a copy of the concept, and indicating work to be undertaken this year and other time frames, is to be circulated to the wider community following its presentation to Community Board at this meeting.

Parking

Requests for additional parking have been taken into account in the development of the concept. Two options presented at the Board meeting on 29 April 2002 could be pursued in the future if additional funding can be sourced.

CONCLUSIONS

The concept for Broad Park aims to reflect the views of the community and is being refined in response to community feedback. It is proposed that this year's budget for Broad Park will be spent on removal of over mature trees, thinning of younger macrocarpas, landscaping with replacement planting in park and on dunes, levelling and grassing, and replacement changing pavilion and toilets, with safe access and demolition of old facilities.

COMMUNITY BOARD RESOLUTIONS

The Burwood/Pegasus Community Board resolved:

1. That the information be received.
2. That the Board approve the removal of the over mature macrocarpas and pines on the northern, western, and southern edge and the south eastern corner of the park, as indicated on the concept plan presented at the meeting.
3. That the Board approve the proposal to remove of the balance of the over mature macrocarpas and pines on the eastern edge of the park no later than in five years' time.
4. That the Board approve the proposal to thin the dune plantings of younger macrocarpas, and the review no later than in five years' time involving consultation with the community.
5. That the Board approve the proposed location for the changing pavilion and toilet.
6. That the Board approve the landscape concept proposed, and support its implementation over the next five years.
7. That the Board seek Council funding in the 2003/04 budget for the ongoing implementation of the Broad Park landscape plan.
8. That the macrocarpa identified on the concept plan in the Park extension be retained as a specimen tree to provide shade to the seating area.

During the discussion an amendment was proposed: *"That the over mature macrocarpas on the eastern edge of the park be reviewed at the same time as the younger macrocarpas, in no later than five years' time"* (replacing resolutions 3 and 4 above). The amendment was lost. Carole Evans requested that her vote in support of the amendment be recorded.

Recommendation: That the budget substitution to fund the toilet block be approved.