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<p>Corporate Plan Output: New Assets Reserve Purchases</p>	

The purpose of this report is to consider the purchase of an area of land adjacent to Mona Vale for the development of a car park.

INTRODUCTION

The first management plan for Mona Vale in 1988 contained the following policy:

10.2 The possible development of a car park on the Railways Corporation land adjacent to the southwestern boundary of Mona Vale shall be investigated.

Comment.

The existing car park within the grounds is inadequate. The development of a car park outside the existing grounds would not only provide better parking, but better internal traffic flows and improve the scenic values of the grounds.

The reason it has taken 11 years to secure an option to purchase the adjoining railways land is the land was part of surplus Crown land and the land disposal process has been very slow and complex.

The 4,032 m² area proposed to be purchased includes not only the possible new Mona Vale car park north from Matai Street, but also the tree covered grass mounds from Matai Street to Kilmarnock Street. These mounds and established trees were created by the Riccarton Borough Council to screen the railway line from Mona Vale Avenue.



Landscape mounds on Mona Vale Avenue

PROPOSED NEW CAR PARK

At present Mona Vale has only two small car parks with limited capacity (approximately 100 car parks). Buses turn at Matai Street and back up Mona Vale Lane and park. Add to this high levels of pedestrian traffic and the scenic drive through the grounds from Fendalton Road to Mona Vale Lane, and the effect is a congested and confused situation impacting on visitor enjoyment.

There is a number of ways to utilise the additional railway land for car parking, one option is shown (see attached plan).

Whatever the eventual agreed design, this land presents a unique opportunity to enhance one of the city's top garden park assets. Mona Vale is a popular tourist attraction with between 15 and 20 tour buses visiting the reserve each day. It is also one of the city's most prestigious function centres. A restaurant operates from the former homestead, while a marquee area in the grounds caters for large functions.



Proposed new car park area

MANAGEMENT PLAN REVIEW

The first management plan for Mona Vale was produced in 1988 and is now overdue for a review. The Deans Avenue Precinct Society has recently written to the Parks Unit, promoting a plan review and the Parks Unit considers that following this purchase, a new car park design would ideally be promoted via a management plan review.

DEVELOPMENT AND MAINTENANCE COSTS

The development of the proposed car park and associated circulation changes, possible garden changes, etc. will all need to be costed and considered following the management plan review. It should be possible, however, to utilise the new land immediately for car parking e.g. 45 vehicles and 4 buses, with minimal traffic controls, as it is already a shingle area. The current cost of constructing a sealed and landscaped car park is \$75,000. \$75,000 has been provided in the Parks Units Capital Works Programme in 2002/2003 for this work.

SOURCE OF FUNDS

The source of funds for this purchase is Capital Output New Assets Reserve Purchases, Strategic Reserve Purchases. As previously reported, the Parks Units reserve purchase programme will be fully committed for this financial year if the Council approves this and the current list of reported purchases. While this is unusual, it is submitted that while expenditure is early in the financial year, the overall programme is addressing priorities and is considered balanced covering local parks, sports parks, conservation and garden park needs. Reserve purchase investigations will, however, continue, be it more slowly with settlement terms for 1 July 2000.

CONCLUSION

This report concludes a very difficult long term negotiation to secure a new car park for Mona Vale. In addition the road landscaping from Kilmarnock to Matai Street has been included in the purchase to ensure they are not demolished and housing built on this land, thus preserving the former Riccarton Borough Council landscape investment. Final designs for the car park, entrance, circulation, need to be developed as part of a notified management plan review later this year.

The above report was before the Riccarton/Wigram Community Board at its meeting on 1 September. The Board decided to recommend to the Parks and Recreation Committee as follows:

1. That the above recommendation be adopted.
2. That the 1988 Mona Vale Management Plan be reviewed in light of the proposed property purchase.
3. That the Board's Environment Committee, and other interested parties, meet to discuss the 1988 plan and any proposed changes.

- Recommendation:**
1. That the purchase of 4,032m² from Ngai Tahu Properties as an extension to Mona Vale be approved, on the terms outlined in the public excluded section of this report.
 2. That the 1988 Mona Vale Management Plan be reviewed in light of the proposed property purchase.