

6. BROAD OAKS SUBDIVISION – PROPOSED PLAYGROUND

Officer responsible Greenspace Manager	Author Anne Cosson, Parks & Waterways Area Advocate, DDI 941-5111
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The purpose of this report is to seek the Board's approval for a proposal to provide play equipment for the Broad Oaks community, following consultation with local residents.

BACKGROUND

Broad Oaks is located on the west side of Huntsbury Hill overlooking Bowenvale Valley, and occupies the site of the former Cashmere Sanatorium (later Coronation Hospital).

Over the past ten years Broad Oaks has slowly been developed with residential housing. The subdivision provides a network of reserves to cater for the needs of local residents. Most of the reserves are located to take advantage of existing vegetation and site features, with some being developed as wilderness areas. Currently, there are only two reserve sites that offer the potential for play equipment installation, these being Kenmure Reserve and Major Aitken Reserve (see attached map for locations).

Funding of \$30,000 is available in the 2003/2004 financial year for a new playground installation to service this area.

COMMUNITY CONSULTATION

A public information leaflet was distributed to the community for comment, showing two possible sites for play equipment to be installed. The leaflet also contained questions on the age(s) of children in the household, type of play equipment and landscape features preferred, as well as an option to provide further comments.

The leaflet was delivered to all residences on the hill, a circulation of approximately 150 households, with a total of 55 replies being received.

RESULTS

1. Site to be developed – preferred option

Major Aitken Reserve	24 households
Kenmure Reserve	19 households
No play equipment needed	12 households

2. Ages

0 – 5 years of age	7 households
5 – 12 years of age	7 households
Mixed ages	27 households

3. Type of play equipment/landscape features – preferred option

Climbing/slide equipment	14 households
Landscape features	16 households
Mix of both	20 households

KEY COMMENTS

The following suggestions and comments were made which have been considered in assessment of an appropriate site:

Major Aitken Reserve

- Reserve too small for equipment
- Very close to the road, a lot of very fast downhill traffic
- Very close to neighbours' houses; conditions of subdivision have been placed on the house adjoining the reserve, specifying no fencing and/or low fencing
- All the neighbours adjoining the reserve are strongly against any development of reserve

- Area already well-served by other playgrounds; other parks nearby offer playground equipment, eg:
 - Holliss Reserve, approximately 605 metres away (20 minute walk)
 - Sunvale Reserve, approximately 428 metres away (10 minute walk)
 - Palatine Terrace Reserve, approximately 675 metres away (20 minute walk)
- The only flat land reserve available on the hill for ball play and informal games
- Some residents happy to see equipment in Major Aitken Reserve, and would like to see climbing equipment

Kenmure Reserve

- Looking forward to having some play equipment available on the hill without having to drive to a playground
- Two neighbours have expressed concerns about the playground siting.
- Site too steep for children to play on it
- A lot more houses to be built in the area

DISCUSSION

In selecting the most suitable site for the playground equipment, there are two main issues:

1. The location of other reserves and playgrounds in the area, and the future need for resources for play on the top part of the Broad Oaks subdivision.
2. Feedback from the consultation process.

There are other accessible reserves in the same area as the Major Aitken Reserve, eg Holliss Reserve (full playground, fort and half court), Sunvale Reserve (older style equipment), Palatine Terrace Reserve (mixture of equipment). The three reserves are within walking distance of Broad Oaks. Major Aitken Reserve offers the only flat land in the area for ball and informal play. Sunvale Reserve playground is the nearest reserve and playground. The play equipment here is due for an upgrade in the next few years, and this reserve would greatly benefit from the installation of a climbing frame.

Major Aitken Reserve is not a large reserve. By the time setbacks from the road and residences are taken into account in regard to the positioning of play equipment, this would need to be placed in the middle of the reserve, which would limit usage of the green space. Furthermore, there is significant opposition to the placement of play equipment on this reserve from adjoining property owners.

Kenmure Reserve is located on a slope, with a direct view over the city. Comments have been received from neighbours concerned about their views being blocked, and noise levels from children playing on the reserve. These two issues have been discussed with the residents, and correct positioning of the play equipment, plus extra border planting, would help alleviate some of their concerns.

The reserve land on the hill varies, with some land being suitable for wilderness areas, walking links, or formal and informal play. Kenmure Reserve has a slight slope and at present is an open space with a large notable oak tree on site. This reserve offers a more central site to cater for future subdivision of Broad Oaks and would cater for the play needs of the community in the upper part of the hill. The nearest existing playground to Kenmure Reserve is at Huntsbury Reserve which is over 1 km away.

Based on location, future needs and feedback from the consultation process, it is recommended that Kenmure Reserve be chosen to provide a site for play equipment.

KENMURE RESERVE DESIGN

Taking into consideration the feedback received, a design has been drawn up for Kenmure Reserve. The Reserve (refer attached) has a large oak tree on site which is a notable tree. Placement of equipment away from fence lines, as well as using low height equipment, has been taken into consideration in order to prevent the blocking of views and help reduce noise, while still providing a safe, open site for children to play. The equipment suggested can be used by a mixture of age groups, and includes:

- Twin slide (utilising the natural slope of the hill)
- Supernova (very similar to the old merry-go-round or round-a-bout; has swing movement)
- Hammock with a swing movement, to be located under the branches of the oak tree
- Climbing rock (rock from local area to be used; will include handholds for climbing purposes)
- New seat

The site will be slightly levelled to produce a flat area.

CONCLUSION

The large number of returned comment sheets and telephone calls received reflect the commitment of local residents to the development of their area.

Over the next few years, as the Council receives more reserve land contributions and funding becomes available, the reserve/open space in this area will be further developed to meet the local community's needs.

The attached plan for Kenmure Reserve has been amended from the original proposed plan to take into account the suggestions from the local community. The new play equipment and landscaped area will provide a great community asset.

The upgrading of Sunvale Reserve playground in the future will provide an upgraded play area within walking distance from the residents at the base of Broad Oaks subdivision.

Staff

- Recommendation:**
1. That the Board approve the proposed development of Kenmure Reserve as per the attached plan.
 2. That the upgrading of Sunvale Reserve playground be included in the Community Board's 2005/06 Project Proposals for consideration by the Greenspace Unit.

Chairperson's

- Recommendation:** That the staff recommendation be supported.