

12. **AGENDA**

General Manager City Environment
Greenspace Manager
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OBJECTIVES

1. The purpose of this report is to obtain Board support for:
 - a) Implementation of the proposed playground and landscaping plan for Morrison Avenue Reserve, following community consultation.
 - b) Undertaking the process of declaring the recently purchased land recreation reserve under the Reserves Act 1977.
 - c) Classifying the former, and recently purchased reserve area recreation reserve under the Reserves Act 1977.

BACKGROUND

2. Morrison Avenue Reserve is a local park made up of the Morrison Avenue Bowling Club site and three recently purchased properties that are currently grassed and awaiting implementation of a development plan.
3. Consultation has been carried out with the local community in order to ascertain the type of development preferred (refer, 1). Feedback received was for play equipment to suit a range of ages with seating and picnicking areas for family participation.

By undertaking the above action the reserve will be deemed to be classified accordingly, (section 16 (2) RA 1977),

10. There is also a need to classify the original area of the reserve on which the Morrison Avenue Bowling Club is situated, Reserve 4781, of 6123 square metres, part of S. O. Plan 8843 a recreation reserve, which can be done by declaration, no advertising being required. The reason that public advertising of the proposed classification will not be required is because this part of the reserve was held and administered for substantially the same purpose before the commencement of the Reserves Act 1977, (section 16(5)(a) of the RA 1977). This will be undertaken at the same time as the report is presented to Council to declare the land that was recently purchased to be held as recreation reserve, enabling the two actions to be gazetted together.

AFF EC EDA

It is recommended that the Board:

- a) Approve the proposed Morrison Avenue Reserve development plan, in order to proceed to detailed design and construction.
- b) Support the commencement of the process to declare the newly purchased properties to be held as recreation reserve under the Reserves Act 1977, and the former and recently purchased reserve areas classified as recreation reserve.

C A E EC EDA

That the staff recommendations be adopted.

BAC U D A E J E E A U D D E E

12. The former part of Morrison Avenue Reserve on which the Morrison Avenue Bowling Club is located was changed from Local Purpose (Utility) Reserve to a reserve for recreation purposes on 13 February 1959, (1959 New Zealand Gazette page 173).
13. The properties in front of the Bowling Club have been recently purchased during 2002, and 2003 and added to Morrison Avenue Reserve to create a new neighbourhood park, the properties being 24, 26, and 28, Morrison Avenue, which are approximately 2450 metres² in area. This land has been cleared of structures and grassed down in preparation for landscaping and play equipment.
14. It is appropriate that the Council now commences the process to declare the recently purchased properties recreation reserve to be added to the former recreation reserve, and to have both reserve areas classified as such.
15. The Transport and City Streets Unit are also planning neighbourhood improvement work in Morrison Avenue in response to traffic speed issues. The reserve developments and streetscape improvement schemes have been planned and consulted upon by an across-unit project team.
16. As the first stage of consultation, the Greenspace Unit and Transport and City Streets Unit organised a community barbeque on Morrison Avenue Reserve in order to present options for the reserve development and street improvement work. Options chosen by the local community attending this event were then used in the draft concept plan.
17. A draft concept plan was distributed in March 2005 throughout the local community, to local interest groups and organisations for public comment. The plan indicated a range of play items and areas to suit different age groups. The proposal also included general landscape features and new park furniture to further enhance the reserve.
18. The proposed landscaping is a mixture of low growing, hardy shrubs and grasses and some semi-mature trees to give the reserve an established feel. The area between the reserve and Morrison Avenue Bowling Club will be redefined by the addition of extra car parking and see through fencing. The new car parks will replace parking lost through the street narrowing proposed outside the reserve (and Bowling Club entrance). An open style fence may also help to address vandalism problems experienced around the clubrooms, as there will now be open sightlines from Morrison Avenue for informal surveillance.

19. The draft concept plan received a very good response from the community with the majority supporting the play equipment depicted and the associated landscaping.
- Some issues:
- There were a couple of comments regarding the inclusion of a sandpit from respondents worried about animals soiling this area. There haven't been any recorded issues with other park sandpits, but this area will be reviewed and the material will be replaced if there is a problem.
 - The plan also indicated fruit and nut trees throughout the reserve however local opinion was that the fruit may litter the area and would be thrown about.
 - Various responses asked for lighting and security features in the reserve. Street lighting and open sightlines should provide surveillance for the reserve whilst not encouraging night time use.

20. There were three options considered:
- a) Providing a range of popular play equipment to suit different age groups with landscaping that will complement the play areas and enhance the reserve.
 - b) Developing the reserve with landscaping only.
 - c) Status quo.

REFERRED

21. The preferred option is A which is consistent with feedback received through community consultation.

C

22. The development proposal for Morrison Avenue Reserve has the potential to provide an attractive area catering for family groups, whilst also providing safe play opportunities for children.