

9. WAINONI PARK LANDSCAPE MASTER PLAN

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
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PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval of the Wainoni Park Landscape Master Plan.

EXECUTIVE SUMMARY

2. Throughout the Aranui Community Renewal Project, community consultation and research has consistently highlighted Wainoni Park as an area in need of improvement. Wainoni Park is one of the most talked about issues in the area because it is central, easily identifiable, a community focal point, and is relevant to many local residents. The following issues were identified in Wainoni Park:
 - Concerns for safety.
 - Lack of visibility and surveillance.
 - Ongoing graffiti and vandalism problems.
 - Limited access points into the park.
 - Obsolete buildings and facilities in and around the park.
 - Under-utilisation of the park.
 - A need for improved recreation opportunities.
3. The objectives in redeveloping the park are:
 - To improve safety.
 - To improve the relationship of the park with its surroundings.
 - To increase informal supervision and surveillance.
 - To improve access to the park.
 - To enhance the visual amenity value of the park and the surrounding properties.
 - To develop the park with a strong sense of local community identity.
 - To increase the recreation opportunities available in the park for all ages.
 - To address car parking issues.
 - To enhance the park as a central focus of a vibrant community promoting further community renewal.
4. At its meeting on 25 March 2002, a landscape concept plan for Wainoni Park was presented to the Board and it was decided:
 - (a) That the Board approve stage 1 of the Wainoni Park redevelopment proposal.
 - (b) That officers reconsider the car park proposal and design location.
5. Stage 1 of the plan has since been implemented. This involved relocating and upgrading the children's play area, adding youth recreation facilities, renewing the toilet and changing facilities, and landscaping. Work is also underway on upgrading and landscaping the south west boundary fence in partnership with Housing New Zealand.
6. At its meeting on 11 December 2003, the Council approved the Wainoni Park Area Revitalisation Plan which included swapping land with Housing New Zealand and constructing a new road through the park. This plan resulted in a small loss in reserve land but a vast improvement in the amount of road frontage created with housing overlooking the park. Funding was allocated through the Aranui Community Renewal Project budget, resource consent has been granted, the land swap has occurred, and construction of the new road is due to begin shortly.

7. Following implementation of stage 1 of the landscape concept plan for Wainoni Park and subsequent confirmation of alterations to the park boundary and new road, the attached Landscape Master Plan has been finalised for approval. The Landscape Master Plan encompasses:
 - Landscaping of the final park layout, including trees, gardens, mounding.
 - Artificial cricket wicket.
 - Picnic and hangi area.
 - Completion of the skate circuit and pathways.
 - Netball and basketball courts.
 - Park furniture.
 - Artwork.
8. As requested by the Board, staff reconsidered the car park proposal and design location. The existing car park between the play area and the Family Centre is poorly laid out and does not function well and therefore requires upgrading regardless of the siting of the hard courts. It is proposed to construct a new car park, if required, in the south east corner of the park. However, the need for such a car park will be assessed pending the impact of the new road and car parks on the north west side of the park. Current car parking on Hampshire Street combined with those being constructed as part of the new road are already well in excess of City Plan requirements.
9. The existing car park between the play area and the Family Centre is the best site for the proposed new hard courts as it is adjacent to the public toilets and integrated with the new play area. The co-location of the children's play area, youth recreation facilities, and picnic facilities creates an ideal family zone. Locating the hard courts elsewhere in the park would reduce their useability.
10. The Landscape Master Plan was developed by a design group consisting of members of the community working together with Council staff and a Landscape Architect. The design is the culmination of community input from:
 - Community Day in Wainoni Park, December 2000.
 - Survey about the park by letterbox drop, March 2001.
 - Community hui, March 2001.
 - Community Needs Analysis, August 2001.
 - Aranui Youth Forum, September 2001.
 - Schools Art Project, November 2001.
 - Aranui Community Renewal Committee and Aranui Community Trust input.
 - Community input at AFFIRM 2002.
11. Implementation of the Wainoni Park Landscape Master Plan would have a significant impact in the community and go a long way towards meeting community expectations and the objectives of improving safety, visibility, visual amenity and usability of the park.
12. As an alternative option to the Master Plan presented, it would be possible to realign the sports fields as a result of the new road being constructed and do no further development in the park.
13. The alternative option of not fully implementing the Landscape Master Plan would reduce the impact of the park redevelopment and limit the recreation opportunities and visual improvements to the park. It would be disappointing to the community and to Housing New Zealand, who have been very involved as partners in the design process and are anxious to see the plan implemented.
14. The preferred option is for the attached Wainoni Park Landscape Master Plan to be approved.

FINANCIAL AND LEGAL CONSIDERATIONS

15. The cost to the Greenspace Unit of implementing the Landscape Master Plan is estimated at \$338,000 over 10 years, with additional funding required in the longer term for the paved event area adjacent to the Family Centre and the proposed car park off Hampshire Street if required.
16. This figure will be incorporated into the budget process through the next Long Term Council Community Plan.

STAFF RECOMMENDATIONS

It is recommended that the Board:

1. Approves the Wainoni Park Landscape Master Plan as attached to the agenda.
2. Supports funding through the Long Term Council Community Plan for implementation of the plan.

CHAIRPERSON'S RECOMMENDATION

For discussion.