

#### 4. BROOKLANDS DOMAIN – DEVELOPMENT PLAN

<b>General Manager responsible:</b>	General Manager City Environment
<b>Officer responsible:</b>	Greenspace Manager
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##### PURPOSE OF REPORT

1. The purpose of this report is to obtain Board approval for the amended Brooklands Domain development plan, following community consultation.

##### EXECUTIVE SUMMARY

2. The Greenspace Unit Capital budget has funding allocated in the current financial year for landscaping redevelopment at Brooklands Domain. A concept plan (**attached**) was prepared incorporating suggestions from the local community with some future maintenance requirements/concerns also designed into the plan to enable all development to occur over the same period.

3. The plan suggested:

- A pathway extending around the west side of the Domain.
- A sealed car park, driveway, pedestrian/bike path and landscaping at the Anfield Street entrance.
- Re-grading and landscaping the existing BMX area.
- A basketball half court - The Brooklands Residents' Association has successfully fundraised for this facility.

In order to improve stormwater detention capacity, the swale along the west side of Brooklands Domain will be extended. This area will be replanted in native groundcovers, shrubs and trees over several years.

All of the trees in the Domain have been surveyed as part of a safety assessment. Some have been identified as requiring remedial pruning and others will be removed and replaced as necessary.

4. A draft concept plan was distributed to approximately 300 Brooklands residents, with consultation also carried out with local community interest groups and resident's associations. An on-site barbeque was held with families encouraged to come along and discuss with staff different aspects of the plan. Eighty-eight submissions were received with the majority supporting most aspects of the proposed development plan.
5. Although there were more submissions supporting a car park than not (44 for, 30 against), some weight can be given to the fact that most opposing have an active role in the Brooklands community and a good awareness of community need. Many of those opposing asked for a reallocation of funds toward building a tennis court.
6. In addition, a 95-signature petition has been received from the Brooklands community requesting a tennis court facility. The prayer of the petition reads: "For some years the Community Centre has requested that the Council provide a tennis court in Brooklands. There are numerous suitable venues either on reserve land or adjacent to, - or in the Brooklands Domain. If you agree and feel that it would be of value to the community or conversely do not agree with this suggestion then please sign the attached sheet."

##### FINANCIAL AND LEGAL CONSIDERATIONS

7. The proposed development plan for Brooklands Domain is programmed in the Greenspace Unit's capital budget for construction over the 2005/2006 financial year. Specifically:

\$38,265 Carpark/Driveway Formation  
\$21,866 Pathways Formation  
\$9,999 Major Park Tree Replacement Projects  
\$20,000 Utility Waterways (Waterways Relining)

8. The Council has a legal agreement with Mr Francis Kumar (10 Corokia Close, Brooklands) in regard to moving a stormwater easement from 10 Corokia Close into the main detention area in Brooklands Domain. The work required to extend the capacity of the Domain drainage swale has been estimated at \$19,000 which will be recouped from Mr Kumar.
9. Due to community feedback, the Greenspace Unit request that the Board consider a full reallocation of funding from the proposed car park to a tennis court. Should the Board recommend the reallocation of funds, the transfer can be actioned under the Greenspace Unit Manager's delegated authority.

#### **STAFF RECOMMENDATIONS**

It is recommended that the Board:

- (a) Approve the amended concept plan for Brooklands Domain.
- (b) Approve the reallocation of \$38,265 originally for Brooklands Domain car park to a tennis court facility, the design and construction subject to further community consultation on an appropriate site.

#### **CHAIRPERSON'S RECOMMENDATION**

That the staff recommendations be adopted.

## **BACKGROUND ON THE PROPOSED DEVELOPMENT PLAN FOR BROOKLANDS DOMAIN**

10. The development plan for Brooklands Domain has pulled together a number of capital and maintenance projects. The proposed car park and pathway have worked through the Greenspace budget process, with the tree management and swale projects mitigating on-going maintenance concerns. Brooklands Residents' Association successfully fundraised for a half basketball court that with the upgrading of the BMX area will provide a good mix of teenage recreational facilities in the Brooklands area.
11. A draft concept plan was distributed in August 2005 throughout the local community, to local interest groups and organisations for public comment on the options presented. Respondents were also asked for their opinion on the best location to site the half basketball court. There was generally strong support for the initiatives suggested in the plan. Many respondents took the time to suggest improvements to the design details – a summary of the recurring feedback is outlined below:
  - There was a strong feeling that a car park at Anfield Street was not required.
  - Most of the respondents that did not want a car park asked for a tennis court facility instead.
  - Several requests for combination rugby/soccer goal posts were received.
  - Many of those replying asked for more rubbish bins, picnic tables and a drinking fountain.
  - There was some concern about motorbikes in the Domain – some suggested more by-law signs and fencing (post and cable).
12. In light of the responses received, project staff propose to position picnic tables and seating to those locations suggested by respondents as appropriate for sun and views. Combination

## **OPTIONS**

15. The development options are as follows:

- A. Status quo – no work completed in Brooklands Domain. Essential maintenance work on trees and drainage is required therefore this option does not satisfy health and safety obligations.
- B. Essential maintenance and community agreed projects (drainage swale, tree management, west pathway link, BMX, basketball half court). This satisfies health and safety obligations and those projects finding support amongst the wider community. However, this option does not address community-initiated petition for a tennis court.
- C. Essential maintenance, community agreed projects, and a car park at the Anfield Street entrance (drainage swale, tree management, west pathway link, BMX, basketball half court, car park). Slight majority of responses favoured a car park but feedback from those nearest to the Domain and Residents Association requested a tennis court instead of car park.
- D. Essential maintenance, community agreed projects, and a tennis court (drainage swale, tree management, west pathway link, BMX, basketball half court, tennis court). This option is most favoured by the community. Reallocation of funds and an appropriate site for the court is subject to Community Board approval.

## **PREFERRED OPTION**

16. The preferred option is D, which is consistent with feedback received through community consultation.