



Christchurch City Council

SHIRLEY/PAPANUI COMMUNITY BOARD AGENDA

WEDNESDAY 2 NOVEMBER 2005

AT 4.00PM

**IN THE BOARD ROOM, PAPANUI SERVICE CENTRE,
CNR LANGDONS ROAD AND RESTELL STREET**

Community Board: Yvonne Palmer (Chairperson), Myra Barry (Deputy Chairperson), Ngaire Button, Bill Bush, Graham Condon, Megan Evans, Norm Withers.

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PART A - MATTERS REQUIRING A COUNCIL DECISION

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1. APOLOGIES

Bill Bush.

2. CONFIRMATION OF MEETING REPORT – 19 OCTOBER 2005

The report of the ordinary meeting of the Board held on 19 October 2005 has been previously circulated.

CHAIRPERSON'S RECOMMENDATION

That the report of the ordinary meeting of the Board held on 19 October 2005 be confirmed.

3. DEPUTATIONS BY APPOINTMENT

3.1 Linda Goodrick – Papanui Swimming Pool

Linda Goodrick will address the Board on some funding related issues.

4. BROOKLANDS DOMAIN – DEVELOPMENT PLAN

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
Author:	Kirsty Patten, Parks and Waterways Area Advocate, DDI 941-5410

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.

4. Cont'd

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.

4. Cont'd

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 rugby/soccer goal posts will be installed as per requests. Post and cable fencing will be put in at the Anfield Street entrance, with by-law signage reviewed at all entrances. Feedback regarding rubbish bins, shrubbery and toilet maintenance will be implemented into this development plan or passed to the Greenspace Maintenance Team to action.
13. On balance a sealed car park is not necessary for Brooklands Domain in the near future. The Domain is an informal recreation area and is geographically central to the Brooklands community so most people find it convenient to get there by means other than a car. The surrounding streets and the unsealed area at the Anfield Street entrance has sufficient parking for the infrequent occasions the Domain holds a larger-scale event. It is not envisaged that the new developments and proposed tennis court facility will attract out of area patronage requiring extra parking. Therefore, the option to reallocate funding from a car park to a tennis court is supported by the Greenspace Unit should a suitable site be agreed upon. The options considered for siting a tennis court at or nearby Brooklands Domain would be:
 - Council owned land, corner of Salecia Gardens and Harbour Road.
 - Brooklands Domain, north end.
 - Brooklands Domain, south end.
 - Brooklands Domain, Anfield Street entrance (informal car park).
14. The advantages and disadvantages of each site would have to be consulted upon with the community in order to reach agreement on a site for a tennis court. This will require a further Board report for decision.

4. Cont'd

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.

5. DARROCH RESERVE – PLAYGROUND AND LANDSCAPING DEVELOPMENT

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
Author:	Kirsty Patten, Parks and Waterways Area Advocate, DDI 941-5410

PURPOSE OF REPORT

1. The purpose of this report is to seek Board approval of the amended Darroch Reserve development plan (**attached**), following community consultation.

EXECUTIVE SUMMARY

2. Funding has been allocated in the current financial year for play equipment at Darroch Reserve and enhancing the wetland reserve behind the playground area. A concept plan 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:
 - Playground equipment such as a climbing frame, slide, swings and spring toy.
 - Specimen trees, landscaping and paths at the proposed Darroch Reserve playground.
 - Grit paths and sections of boardwalk through the Darroch Reserve wetland area.
 - An ongoing maintenance programme to clear vegetation from waterways and regenerate the wetland with appropriate riparian plant species.
4. The draft concept plan was distributed to approximately 160 residents, with consultation also carried out with local community interest groups. Seventy-two submissions were received with all but one supporting the proposed development plan.

5. Cont'd

FINANCIAL AND LEGAL CONSIDERATIONS

5. The proposed plan for Darroch Reserve is programmed in the Greenspace Unit's capital budget for development over the 2005/2006 financial year. Specifically:

\$30, 000 Otukaikino River (Riparian Development)
\$15, 000 New Playground Development

STAFF RECOMMENDATION

It is recommended that the Board:

- (a) Approve the amended concept plan for Darroch Reserve playground and wetland area.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

5. Cont'd

BACKGROUND ON DARROCH RESERVE PLAYGROUND AND LANDSCAPING DEVELOPMENT

6. Darroch Reserve is located in northwest Belfast, allocated to Council as the reserve contribution from the surrounding sub-division of Rushmore Drive, Riegler Place, Greenmeadow Gardens and Langley Place. The Reserve is grassed and under Council maintenance. Darroch Reserve backs onto part of the Otukaikino wetland that extends through to the Groynes. The two reserves are separated by an ECAN secondary stopbank.
7. The subdivision surrounding Darroch Reserve is geographically isolated in terms of access to play grounds. In 2004 a local residents group contacted Council staff proposing that Darroch Reserve could be developed with junior style play equipment. The group submitted this request to the Annual Plan with an attached petition of 81 signatures, which indicated support from a majority of households in this area.
8. The Greenspace Unit did not have funding allocated to develop Darroch Reserve as a playground and requested a reallocation from a previously deferred Macfarlane Park skate facility budget. The Board subsequently approved a funding reallocation of \$22, 500 in August 2004.
9. A draft concept plan was distributed in June 2005 throughout the local community for comment on the options presented. There was 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:
 - Some respondents asked for the playground area to be fully fenced (with access gates).
 - There was some feedback on the range of equipment suggested – although not shown as an option on the concept plan, a flying fox was requested several times.
 - Picnic tables and a barbeque were mentioned for enhancing a family atmosphere.
 - A couple of respondents pointed out the need for shade, specifically shade sails.
 - Various maintenance improvements were recommended.
10. In light of the responses received, project staff propose adding picnic tables and extra seating at the sites suggested.
11. To restrict both vehicle access and children running onto Rushmore Drive the reserve will have a post and cable fence across the front with shrub beds to break up the visual barrier.
12. At this development stage shade sails are not an option because of cost. If suitable trees are available elsewhere in Belfast, it may be possible to transplant semi-mature specimens onto site for natural shade. The Board may also consider funding a shaded area for Darroch Playground from a future budget.
13. The area available for play equipment is reasonably small due to the city plan setback rule for structures that generally requires a ten-metre distance from boundaries. Size and scale of equipment is therefore limited at this site. Although it is acknowledged that there is a desire for a flying fox in this playground, the available area at this site is insufficient when safety fall zone requirements are also taken into account.
14. As part of the initial design process, negotiation is being carried out with ECAN regarding using the contour of the stopbank for a slide, access path and some planting. A freestanding slide structure will be used if this design does not fit with ECAN's stopbank protection guidelines.
15. If approved, development work at Darroch Reserve would be concentrated on the playground with the installation of play equipment, pathways and low fencing. Projects at the wetland area would include the continued removal of weed plants and clearing around the waterway. The optimal time for planting is the autumn season, from April next year, and the development work in the playground and wetland would occur from this time. Further work around the wetland such as the pathways, boardwalks and additional planting would be staged from 2006/07 and funded from existing waterways budgets.