

8. RICHMOND VILLAGE ENHANCEMENT PROJECT (STANMORE ROAD)

General Manager responsible:	General Manager City Environment
Officer responsible:	Transport and City Streets Manager
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PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval for the Richmond Village Enhancement Project (Stanmore Road) to proceed to final design, tender and construction.

EXECUTIVE SUMMARY

2. The Board has provided funding in the 2005/06 financial year for some enhancement work to be undertaken at the Richmond Village shopping area on Stanmore Road.
3. In 2001, following a series of community meetings, a plan was drawn up for enhancing the frontage of the shopping area at the corner of Stanmore Road and North Avon Road. The original idea involved creating a community seating area encroaching into the car park. This required the creation of an easement over private property which Council has not been able to obtain.
4. The project has now been redefined and a proposal (attachment A) was circulated to the community for comment and a public meeting was arranged.
5. Twelve (12) submissions (attachment B) were received from the consultation newsletter and have been taken into account, where practical. The majority of these replies supported the concept or asked for an explanation of why this was the considered option. Overall the project meets the initial objectives, and is sufficiently well supported to recommend its implementation.

FINANCIAL AND LEGAL CONSIDERATIONS

6. The work outlined above is part funded by the Board and is part of the Transport and City Streets Unit capital works programme. The project has an anticipated cost of \$25,000.

STAFF RECOMMENDATION

It is recommended that the Board approve the concept that was circulated to the community for final design, tender and construction.

CHAIRPERSON'S RECOMMENDATION

That the recommendation be adopted.

BACKGROUND ON RICHMOND VILLAGE ENHANCEMENT PROJECT (STANMORE ROAD)

7. The Council is proposing to enhance the Richmond Village shopping area frontage in the 2005/06 financial year.
8. The aim of the project is to enhance the frontage of the Richmond Village shopping area.
9. The initial consultation started in 2001 with a series of meetings with the residents and businesses in the area. Following these meeting a concept was drawn up but it encroached onto the car park and required the creation of an easement which Council has been unable to obtain.
10. Following these initial meetings the aims and objectives for the project were agreed.

11. Aims and Objectives

- To enhance the frontage of the Richmond village shopping area.
- To enhance the streetscape
- To keep the existing parking capacity requirements of the shopping area.
- Maintain coherence with the shopping area at Stanmore Road/Worcester Street.

12. The concept plan was distributed in August 2005 and 12 submissions were received.

13. Submissions

- Concerns about the use of cabbage trees - height they will grow too, potential for fire risk, dropping of and maintenance of the foliage, why they chosen.
- Trees at the pedestrian crossing and the potential for a leaf problem.
- Issues of planters obstructing car parks.
- The request for more rubbish bins.
- Will cycles protrude into footpath area.
- Encroachment at the corner of Avalon Street onto private property.

14. Responses to submissions

- Cabbage trees were chosen as they are one of the few species of trees that can be used as street trees when there are lots of services in the footpath because they have a tap root system. There is a maintenance programme to keep the foliage problem under control. They will be replaced and replanted once they reach verandah height.
- The trees at the pedestrian crossing will not block visibility of pedestrians as they are deciduous trees and on the downstream approach to the crossing. This area is swept every two weeks and therefore there is unlikely to be a leaf problem. They will highlight the crossing point.
- The cabbage trees are not in planter boxes but do have a small landscaped area surrounding the trunk. This will not hinder the use of the car parks in the area.
- There are already two rubbish bins in this area - one at the pharmacy and one by the pedestrian crossing. It is not proposed to install any more.
- The cycle stand is parallel to the kerb and cycles will be parked parallel to the kerb so will not intrude into the footpath area.
- It is acknowledge that the work encroaches onto private property at the Avalon Street corner but as this is already asphalted it is renewing an existing situation.

OPTIONS

15. Three options were considered for the enhancement of the Richmond Village shopping area.
16. Option one was a result of the community meetings in 2001. It proposed a recessed seating area in the car park of the shopping area - on private land - cobbled area around the seating space, planters along the kerb line, and a new asphalt footpath. This option was not recommended by the project team because the Property Unit were unable to obtain an easement over that area of the car park that was required for the work. In addition, this option does not meet the objectives of keeping the existing parking capacity requirements of the shopping area and maintaining coherence with the shopping area at Stanmore Road/Worcester Street.

17. Option two was the status quo. This option was not recommended by the project team because it does not meet the community expectation or the project's objectives.

PREFERRED OPTION

18. Option three is the recommended option. This option meets the community expectations and the project objectives. It is proposed to resurface the footpath and pedestrian crossing area in black asphalt with cobble header strips. The existing planted areas at the corner of North Avon Road and around the cabbage tree in the car park will be upgraded and replanted. Cabbage trees will be planted along the kerb line and two deciduous trees will be planted on the downstream side of the pedestrian crossing. A new cycle stand will replace the existing bollards.