

7. ADCOCK PARK DEVELOPMENT

General Manager responsible:	General Manager City Environment Group, DDI 941-8656
Officer responsible:	Greenspace Manager
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PURPOSE OF REPORT

- 1 The purpose of this report is:
 - (a) To seek Community Board approval to proceed with the amended concept plan for Adcock Park.
 - (b) To approve the name change to Arthur Adcock Memorial Reserve.
 - (c) To approve that the memorial tree and plaque to Arthur Adcock remain in their existing location.
 - (d) To seek Community Board contribution of \$4,000 to complete the shared boundary fence with Parklands School.
 - (e) To seek Community Board approval for the removal of four identified trees.

(Refer attachments)

EXECUTIVE SUMMARY

Adcock Park Development Plan

2. The vision for Adcock Park by Council staff is to cherish and maintain the unique natural sand dune character that this environment has to offer. There are no naturally contoured parks elsewhere in the Burwood/Pegasus Ward. There are however many flat grassed parks for recreation opportunities already existing in the Burwood/Pegasus ward. Council officers would consider it a shame to have Adcock Park levelled out.

Funding has been allocated in the current financial year to carry out additional landscape enhancement at Adcock Park. Public information leaflets were posted on an on-site notice-board and distributed to approximately 120 local residential households in April 2005 inviting feedback on the proposal. A total of 23 submissions were received, with 22 supporting the proposed concept plan and one opposing it.

3. In recognition of feedback received, the Greenspace Unit proposes to undertake the following work and minor alterations to the original plan.
 - Extending footpath planting beyond the row of bollards along Bottle Lake Drive to reduce mowing maintenance around bollards.
 - Leaving the sand dune along Bottle Lake Drive as a grassed area instead of proposed planting, on top, in order to allow for better views into the reserve.
 - Not planting large trees within the right of way access on Linkwater Way and grassing one side of it.
 - Re-contouring the mound to provide outdoor classroom opportunities.
 - Section of school fence to be replaced with see through fence and lockable gate, increasing visibility into park from the school.
 - Opening up mounds on pathway at Northern end of Bottle Lake Drive.
 - Lower vegetation species along North East boundary to maintain existing neighbours view into park.
 - Realignment of the proposed pathway to meet Crime Prevention Through Environmental Design (CPTED) safety audit recommendations.
 - Removal of designated trees identified in the tree survey and safety audit.

4. The one submission opposed to the plan had concerns about visibility into the reserve over the sand dune from the road frontage along Bottle Lake Drive. Three other respondents happy with the overall plan also made mention of the sand dune heights. Only one of those was specific to the Bottle Lake Drive sand dune. In response a safety audit has been carried out in relation to sand dune height in terms of visibility, impacts, and safer park issues. The outcome of this was that current mound contours do not compromise safety of park users and any further alterations to the mounds and ground contours is unnecessary. The safety audit did advise pathway realignment closer to the apex of the natural contours. Minor changes have been implemented to the landscape plan to accommodate this recommendation. A further recommendation of the safety audit was for a tree survey to be completed which is addressed later in this report.

Re-naming of Adcock Park

5. The Burwood/Pegasus Community Board on June 2005 requested a name change for Adcock Park. The Park was originally named after Arthur Adcock who was a long serving councillor of the Waimairi District Council. The Community Board feels that changing the name to Arthur Adcock Memorial Reserve would better reflect the person it was named after and acknowledge his contribution to parks. Arthur Adcock's descendants have been consulted and are happy for the renaming to proceed, on the condition, that a memorial plaque be installed to distinguish the relevance of the name. Council Officers have discussed this with immediate family and are happy to oblige with a rock and plaque to be installed at the pathway junction.

Relocation of Memorial Tree

6. The Burwood/Pegasus Community Board on June 2005 requested that the Arthur Adcock Memorial tree be considered for relocation to the Arthur Adcock Memorial Reserve. The tree and its plaque are currently located at the West side of the Parklands Community Centre, Queenspark Drive. The move would be subject to the adoption of the name change being accepted and would need to be implemented in the 2006/07 planting season. An arborist from the Greenspace Unit has assessed the memorial tree (2m tall Totara) in its existing site. The tree is in good condition with good soil and surroundings. City arborist recommendation is that whilst it may be viable to relocate the tree, there is always some risk when transplanting trees particularly to a new site as in this case. Relocation has been discussed with the family and they would prefer the tree to stay in its present position.

Community Partnership – Adjacent School Fencing

7. Parklands School shares a 43m long boundary with Adcock Park. Adjacent to this boundary is a natural contour which with minor landscaping could lend itself to be an amphitheatre or outdoor classroom. The school principal has informed the Board of Trustees and they are keen to see this area developed and accompanied by a see-through fence and gated entry from the school. A see-through fence being imperative to reduce undesirable behaviour in that corner by making informal surveillance possible. As the cost of a pool-type fence is substantially higher than a standard fence the school are seeking financial assistance with the fence. Currently a 43m see-through pool type fence from Strat Co at 1200mm with a lockable gate would cost \$12,000.

The additional cost to Christchurch City Council can be justified on the basis of the improved visibility and security which will benefit both the park and the school. Park users will provide casual observation and surveillance for the school outside normal hours and vice versa when the school is operating. In this instance it would be beneficial for Council to provide additional council contribution towards the cost of a see-through fence. The cost of \$8,000 being sought from the fencing budget 2005/06 with the remaining \$4,000 being requested from the Community Board.

Removal of Trees

8. A tree survey of Adcock Park was implemented at the recommendation of the safety audit (refer attached). There are three trees (two poplar and one cypress) identified within Adcock Park recommended to be removed immediately due to damage, poor stock and/or disease resulting in health and safety issues. A further four (pine) trees identified need to be considered for removal in the near future as they are identified as a potential problem or inhibit access on site. It is these four pine trees that Community Board approval is sort for their removal. Whilst the four trees do not currently pose a health and safety threat they are likely to become problematic in the future. Another 16 wattle (*Acacia* spp.) have been identified for removal due to their poor condition and restriction for site access and replanting. Remaining on site would then be two groups of pines and cypress identified for maintenance, including the removal of poor stock, plus all the new trees and shrubs proposed in the landscape plan.

FINANCIAL AND LEGAL CONSIDERATIONS

9. Funding for the Adcock Park development has been allocated in the 2005/06 capital works programme. The current estimate for the work is \$28,000.
10. Funding for ongoing maintenance, pruning and minor works, is provided for within the existing Greenspace operational maintenance budget.
11. All work will be carried out by a Council approved contractor with the appropriate health and safety and work site management controls in place.

STAFF RECOMMENDATIONS

It is recommended that the Board approve the following:

1. To undertake minor changes to the original Adcock Park Development Plan in recognition of residents feedback.
2. To change the name of Adcock Park to Arthur Adcock Memorial Reserve.
3. That the Arthur Adcock Memorial Tree and accompanying plaque remain in the current location.
4. That the remaining cost of the adjacent school fence (\$4,000) be met by Community Board Discretionary funding.
5. The removal of four (pine) trees in conjunction with the trees identified as health safety and general maintenance issues.

BACKGROUND

12. The Adcock Park Development Plan has previously been presented to the Burwood/ Pegasus Community Board in July 1996. In 1996 there were no residential properties around the reserve. Subsequently the area has been developed. Greenspace therefore thought it appropriate to consult the community for feedback before proceeding with development. The major work up to this point has concentrated on establishing grass and some establishment planting.

At the July 1996 meeting of the Burwood/Pegasus Community Board the following resolutions were passed:

- (1) That the final design of the lake be such that the edges slope gently down at a grade no greater 1:6 to ensure that a toddler could walk out of the lake.
- (2) That any Resource/Environmental/Discharge Consents required be obtained before on-site construction commences from the appropriate authority. (The lake formation was part of the stormwater conditions linked to the subdivision consent).
- (3) That all costs associated with this application and resulting development be met by the subdivider.
- (4) That maintenance periods of six months be accepted by the developer for the lake structure and associated head works and planting, before being finally handed over to the Council to maintain.
- (5) That the design take into account the concerns raised by submitters i.e.
 - (a) That uninterrupted views across the lake be retained where the public have access to the lake edge.
 - (b) That large open informal grass areas fronting on the extended Chadbury Street Lamorna Road be incorporated into the final plan.
 - (c) That the final plan show the extension of the school's playing area into the open grass area in the Reserve fronting on to Lamorna Road in the Reserve.
- (6) That Parklands Residents' Association are shown the final plan before implementation.
- (7) That the board makes submissions to the current budget rounds requesting funding from Water Services and the Parks Unit.
- (8) That funding be brought forward to \$10,000 in 1996/97, \$10,000 in 1997/98 and \$5,000 in 1998/99 to enable the project to be completed in a reasonable time frame.

ADDITIONAL BACKGROUND

13. The Adcock Park Development Plan and report went before the Burwood/Pegasus Community Board on 16 November 2005. Further to presentation on this date the report was held over for a safety audit to be completed. The safety audit requested a tree survey to be implemented. This too has now been completed and the results of both will be presented to the Burwood/Pegasus Community Board in the form of a seminar before this report is to be re-presented to the Board.

With consideration of the new information some amendments have been made to the original landscape plan.

- (a) All vegetation planting and pathways have been kept clear of the bowling club fence line thus permitting future expansion if the Bowling Club still desire to do so at a later date.
- (b) The Adcock Family have agreed to the renaming of the park and are happy for the Arthur Adcock Memorial tree and plaque to remain in their current position.
- (c) Re-alignment of the pathway as per recommendation from the safety audit.
- (d) Removal of existing trees in a poor or declining state as indicated by the tree survey results.

OPTIONS

14. **Adcock Park Development Plan.**

There are two possible options:

- (a) Do nothing or status quo. This option is not practical as Greenspace sees merit in carrying out suggestions put forward by local residents. This option disregards the community feedback and input.
- (b) Undertake minor changes to the original plan in recognition of residents feedback.

15. **Renaming of Adcock Park**

There are two possible options:

- (a) Do nothing or status quo.
- (b) Change the name to Arthur Adcock Memorial Reserve.

16. **Relocating memorial tree**

There are two possible options:

- (a) Relocate the memorial tree (including plaque) to Adcock park during the 2006/2007 planting season.
- (b) That the memorial tree and accompanying plaque remain in their current position.

17. **Adjacent school fencing**

There are two possible options:

- (a) Do nothing or status quo.
- (b) That the remaining cost of the fence be met by Community Board discretionary funding.

18. **Removal of trees**

There are two possible options:

- (a) Do nothing or status quo. This would ignore advice from the safety audit and prevent part of pathway construction.
- (b) Remove these four trees as identified by tree survey and discussed in the Adcock Park seminar. Plus ongoing maintenance and limbing up of other trees to maintain future health and safety standards.

PREFERRED OPTION

Adcock Park Development Plan

Option (b) is the preferred option. This option provides for the implementation of minor changes in recognition of feedback from the local community.

Renaming of Adcock Park

Option (b) to rename the park Arthur Adcock Memorial Reserve is the preferred option.

Relocating memorial tree

Option (b) to leave the memorial tree and plaque in their current location is the preferred option.

Adjacent school fencing

Option (b) to replace the adjacent section of fence using council contribution from the 2005/06 fencing budget and the remaining cost of the fence met by community board discretionary funding. This option provides increased informal surveillance for both school and park and is deemed beneficial for both areas in reducing vandalism or undesirable behaviour.

Removal of trees

Preferred option is option b to remove four (pine) trees and whilst the equipment is on site to carry out maintenance work on the other identified trees.

COMMUNITY CONSULTATION RESPONSES APRIL 2005-09-02

Community consultation has been concluded. 120 public information leaflets were delivered and 23 responses were received. Of the 23 respondents 22 were happy with the plan and suggested minor changes. The requests for changes to be made are as follows:

- (a) **Trees**

The two residencies adjacent to the lane on Linkwater Way requested that no tall trees be planted in the lane. Two respondents comments desired to have more native trees planted whilst two respondents desired more planting of colourful exotic flowering shrubs. one person asked that the conifers in close proximity to the Bowling Club be retained which is in accordance with the plan.
- (b) **Seats**

Two requests were made for some of the seating to be sheltered by planting or a gazebo. One owner said she doesn't want a seat outside her house so this shall be moved along further.
- (c) **Interpretation and Lighting**

There was one request for interpretation panels about the plants and birdlife found in the park. Two requests for lighting along the pathways were received.
- (d) **Sports & Play Equipment**

One request for each of: a flying fox, tennis court, basketball court, and two requests for child's play equipment.
- (e) **Barbeques**

Two residents were interested in having a barbeque installed.
- (f) **'Dog Poo' Bins**

Two respondents asked for the installation of 'dog poo' bins.
- (g) **Pond**

Three comments came from different residents regarding the pond. one was in relation to pollution from the Canadian Geese. The other two were in relation to safety with kindergartens near by.
- (h) **Sand dune heights**

Three of the respondents who were happy with the overall plan made a reference to being concerned about the height of the former dunes which are now mown grassed areas. One respondent expressed strong concerns in regard to the current contours and mound heights.

ASSESSMENT OF OPTIONS

	Benefits (current and future)	Costs (current and future)
Social	Mitigate risks to public and property	Landscape planting \$28,000
Cultural	No benefits identified	No costs identified
Environmental	Improved reserve facility for community. Additional native planting will enhance opportunities for bird life.	
Economic	No positive or negative economic impact for the community identified.	

Extent to which community outcomes are achieved:
 Primary alignment with community outcome: *“Our City’s natural resources, biodiversity, landscapes, and ecosystem integrity are protected and enhanced.”*
 Also contributes to *“Our City’s infrastructure and environment are managed effectively, are responsive to changing needs and focus on long-term sustainability”*

Impact on Council’s capacity and responsibilities:
 No impacts on Council’s capacity and responsibilities have been identified.

Effects on Maori:
 No effects on Maori identified.

Consistency with existing Council policies:
 Consistent with the Environmental Policy and specifically: *“Open Spaces and Planting - The Council will manage and maintain the open spaces of the City in ways that enhance amenity, avoid adverse effects and minimise maintenance requirements”.*
“To acknowledge and promote the “Garden City” identity of the City by protecting, maintaining, and extending planting which complements this image”.

Views and preferences of persons affected or likely to have an interest:
 From 23 submissions received, 22 supported the landscape plan.

Other relevant matters: