

8. BROOMFIELD TERRACE CAR PARK DEVELOPMENT

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

1. The purpose of this report is to seek Community Board support for the installation of a car park at Broomfield Terrace (refer attached map).

EXECUTIVE SUMMARY

2. Broomfield Terrace is a local street that runs between Lake Terrace Road and Kingsford Street. The street is used for access to Shirley Golf Course, Horseshoe Lake Reserve and Burwood Park. The southern end of Broomfield Terrace is extensively used during weekends by commuter parking attending games for various sports codes. At present there is no formal parking nor formal road edges. The current informal parking arrangement creates danger for pedestrians crossing into Burwood Park, plus it is detrimental to the road edge and grass berms. In winter the grass berms become extremely muddy. The implementation of 90 degree parking and traffic calming islands will increase parking space (provision for 39 vehicles) thus diminishing congestion and provide safer entry to Burwood Park sports fields and linkage to Horseshoe Lake walkways.
3. Also due for construction in the 2006/07 financial year is the Horseshoe Lake Dog Park car park as per the Horseshoe Lake Management Plan, adopted in 2002. The dog park site is situated 200m further north of Broomfield Terrace car park. Whilst machinery is on site to construct Broomfield Terrace parking it will be contracted to construct the dog park vehicle entry and parking simultaneously (12 bay vehicle park). This will save costs on re-deploying equipment twice.

FINANCIAL AND LEGAL CONSIDERATIONS

4. There is \$11,974 available in the Greenspace 2005/06 financial year to design the Broomfield Terrace car park and \$250,000 available in the following financial year for construction of both the Broomfield Terrace Car park and Horseshoe Lake Dog Park entranceway.

STAFF RECOMMENDATION

It is recommended that the Burwood/Pegasus Community Board approve option (b) as detailed in the report, to accept the Broomfield Terrace Car Park Development Plan. This action fulfils the next step of implementing the Horseshoe Lake Master Plan.

BACKGROUND

5. The Horseshoe Lake Master Plan was adopted in 2002. The Master Plan indicated a new car park to come. The demand for better parking facilities in the vicinity is very evident at weekends. The Greenspace Unit has developed a landscape plan of the proposed car park layout. Implementation of this plan will rationalise and maximise the parking spaces available along Broomfield Terrace.
6. A public information leaflet seeking responses on the plan was distributed to residents and key stakeholder groups in February 2006. Residents were asked to indicate their acceptance/non-acceptance of the plan and were given the option to comment. In total, 70 response forms have been received from 300 consultation packages delivered.
93% accept the proposed plan (65)
6% do not accept the proposed plan (4)
1% did not indicate (1)
7. A number of suggestions and comments were made that have been considered and where appropriate integrated into the design. Some residents raised concerns regarding speeding traffic. The concept includes raised platforms at each end of proposed car park for traffic calming purposes and increased pedestrian safety. The footpath from Kingsford Street and Tompkins Lane are connected by this proposal and installation of two new lampposts will improve night vision. Landscape planting species will be chosen in relevance to the wetland nature of Horseshoe Lake Reserve.
8. All respondents comments regarding traffic or street layout queries have been forwarded on to Transport and City Streets Unit and assessed by an Asset Engineer in terms of streets asset planning. No recommendations have been made by the Asset Engineer for changes to the proposed plan.

A copy of the final plan will be circulated to residents and stakeholder groups prior to the construction date.

OPTIONS

9. There are two possible options:
 - (a) Do nothing or status quo. This option is not practical as Greenspace sees merit in carrying out management plans as agreed in consultation with local residents. This option disregards the community feedback and input.
 - (b) Accept the Broomfield Terrace Car Park Development plan with its minor changes to the original plan in recognition of residents feedback.

PREFERRED OPTION

To adopt option (b) and accept the Broomfield Terrace Car Park Development plan. This will help alleviate short term parking problems and increase pedestrian safety.

ASSESSMENT OF OPTIONS

	Benefits (current and future)	Costs (current and future)
Social	Mitigate risks to public and property	Car park installation, landscape concept plan and implementation \$250,000
Cultural	No benefits identified	No costs identified
Environmental	Improved reserve, sports field, entrance way and community parking facility.	
Economic	No positive or negative economic impact for the community identified.	
<p>Extent to which community outcomes are achieved: Primary alignment with community outcome: <i>“Our City’s natural resources, biodiversity, landscapes, and ecosystem integrity are protected and enhanced.”</i> <i>“Our City’s infrastructure and environment are managed effectively, are responsive to changing needs and focus on long-term sustainability”</i> <i>“A Safe City – We are safe at home and in the community. Risks from hazards are managed and mitigated”</i></p> <p>Impact on Council’s capacity and responsibilities: No impacts on council’s capacity and responsibilities have been identified.</p> <p>Effects on Maori: No effects on Maori identified.</p> <p>Consistency with existing Council policies: Consistent with the Environmental Policy and specifically: <i>“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”.</i> <i>“To acknowledge and promote the “Garden City” identity of the City by protecting, maintaining, and extending planting which complements this image”.</i> Consistent with Traffic Calming and Traffic Management Policy.</p> <p>Views and preferences of persons affected or likely to have an interest: From 70 submissions received, 65 supported the landscape plan.</p> <p>Other relevant matters:</p>		