

9. ROTHESAY ROAD CORRIDOR DEVELOPMENT PLAN

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 approval from the Burwood/Pegasus Community Board on the development plan for Rothesay Road Corridor design work (refer attached).

EXECUTIVE SUMMARY

2. The Bottle Lake Forest Park Management Plan was consulted on and approved in 1999. Included in this management plan was a landscape proposal plan for the Rothesay Recreation Corridor. The corridor, bounded to the west by Queenspark Drive, and to the east by Bower Avenue, is approximately 900m in length and 100m in width. The area is described in the management plan as providing an ecological corridor, close to the forest edge and adjacent residential properties, consisting of native plantings (coastal forest and bush) with dune and swampy hollow habitat creation. Currently the area is underdeveloped and needs a lot of tidying up to become a presentable access way or transition zone between residential area and regional park.

FINANCIAL AND LEGAL CONSIDERATIONS

3. The Greenspace Unit has \$40,000 available this year to finalise landscape plans and begin landscape work for the Rothesay Recreation Corridor, Bottle Lake Forest Park. Due to the limited funding and the expansive area involved, implementation of the plan will need to be staged over the next ten years.
4. The Greenspace Unit proposes to complete the remaining components of the development plan in the following 10 financial years. **It is important to note that funds programmed in future years are subject to Council confirming budget expenditure for that particular year.** The following table below shows details of the cost estimates for each of the Areas (ABC) for the construction of the Rothesay Road Corridor.

	AREA			
	A	B	C	TOTAL
Preliminary & General	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 4,500.00
Car Parks	\$ 92,170.00	\$ 24,445.00	\$ 7,759.00	\$124,374.00
Post & Cable Fence	\$ 5,109.00	\$ 7,860.00	\$ 8,842.50	\$ 21,811.50
Footpaths & Cycleways	\$ 29,835.00	\$128,440.00	\$ 54,340.00	\$212,615.00
Entrance	\$ 20,451.20	\$ 8,000.00	N/A	\$ 28,451.20
Playground	\$ 10,800.00	N/A	N/A	\$ 10,800.00
Seats & Tables	\$ 2,500.00	\$ 1,500.00	N/A	\$ 4,000.00
Gardens	\$ 26,775.00	\$172,520.00	\$ 42,625.00	\$241,920.00
Lawns	\$ 3,930.00	\$ 19,250.00	\$ 7,250.00	\$ 30,430.00
Footbridge	N/A	N/A	\$ 5,000.00	\$ 5,000.00
Sub Total	\$193,070.20	\$363,515.00	\$127,316.50	\$683,901.70
Plus Contingency	\$222,030.73	\$418,042.25	\$146,413.98	\$786,486.96
PLUS G.S.T	\$249,784.57	\$470,297.53	\$164,715.72	\$884,797.82

The area has been divided into three regions for costing. They are as follows:

- (a) Bower Ave entrance to main car park, playground to the start of the residential sections.
- (b) From residential sections along to Queenspark Drive, including car park.
- (c) Queenspark Drive back to Tumara park entrance (existing stone walls plus the footbridge).

STAFF RECOMMENDATION

It is recommended that the Burwood/Pegasus Community Board approve option (b) detailed in the report to accept the Rothesay Road Corridor Development Plan. The Greenspace Unit can then implement the landscape plan to create an attractive buffer zone between residential housing and regional park area.

BACKGROUND

5. Board members will recall that the concept plan for the redevelopment of Rothesay Road Corridor was delivered for public consultation in October 2004. The design was in keeping with the Bottle Lake Forest Management Plan (1999) and investigated the development of a coastal ecological and amenity corridor that rehabilitates the vegetation and habitat sequence of the coastal margin: to provide a continuous wetland habitat and nesting corridor for birds travelling from the Avon-Heathcote Estuary to Brooklands Lagoon.
6. As a result of consultation feedback the landscape plan was reviewed in June 2005. A number of suggestions and comments were made that have been considered and where appropriate integrated into the design. At this time it was decided to omit the proposed use of Kanuka both for its fire risk and the difficulty in getting it to grow at this site. Some of the planting beds were addressed for re-modification to ensure the maximum buffer and screening of the plantation from neighbours. The 30m wide firebreak was assessed for its efficiency. There was also a preference for the perimeter track to have more curves and meander in and out of the plantings. At this point the landscape plan was re-commissioned for adjustment.
7. On completion of the revised landscape plan it was placed on display in December 2005 for public comment. Two on-site notice boards were sited at the end of Bower Avenue and Bottle Lake Forest car park respectively. Additionally a letter box drop of 300 information packages were delivered to Rothesay Recreation Corridor local residents. As a result of the second consultation there has been no negative feedback received. All respondents were supportive of the project and of the changes made to the initial plan.

OPTIONS

8. There are two possible options:
 - (a) Do nothing or status quo. This option is not practical as the landscaping is currently underdeveloped and looks unfinished. Greenspace sees merit in carrying out the suggestions put forward by local residents through the consultation process.
 - (b) Accept the Rothesay Road Corridor Development plan with its revised amendments resulting from consultation feedback.

PREFERRED OPTION

9. To adopt option (b) and accept the Rothesay Road Corridor Development plan. This will allow Greenspace Unit to: develop the residential buffer zone, maintain the fire break effectively, and create more inviting entrance ways for members of public to access Bottle Lake Forest Park for recreation purposes.

ASSESSMENT OF OPTIONS

	Benefits (current and future)	Costs (current and future)
Social	Mitigate risks to public and property	Landscape planting, car parks, footpath and cycleway, seats and tables. \$884,792 over 10 financial years
Cultural	No benefits identified	No costs identified
Environmental	Improved reserve facility for community. Additional native planting will enhance opportunities for bird life. Enhancement of recreation facilities.	
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:

Parklands Residents association and local residents in support of proposed plan.

Other relevant matters: