

11. MOA RESERVE LANDSCAPE CONCEPT PLAN

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Unit Manager
Author:	Joanne Walton, Parks and Waterways Area Advocate

PURPOSE OF REPORT

1. The purpose of this report is to seek approval for the landscape concept plan for the development of Moa Reserve following consultation with the local community.

EXECUTIVE SUMMARY

2. Board members will recall that the landscape concept plan for Moa Reserve was presented to the Board meeting on Wednesday 12 July 2006 prior to the Transport and Greenspace Unit undertaking consultation with the local community.
3. The plan was circulated to approximately 200 households in the vicinity of the reserve bounded by Madras, Barbadoes, Salisbury and Otley Streets, along with a number of identified key stakeholder groups including the Moa Neighbourhood Committee. There was a reasonably good response from the local community with a total of 33 residents returning the comment form providing feedback on the proposed plan.
4. Overall we received a very positive response from the community with the feedback indicating a good level of support for the project.

Of those where a preference was not indicated, the written comments suggest that two appear to be opposed to the proposal, and two appear to be in general support.

Support for proposal	Yes	No	Not indicated	Total
Number of responses	24	4	5	33
Percentage	73%	12%	5%	100%

5. In recognition of the residents' feedback, the Transport and Greenspace Unit proposes to make some minor changes to the original proposal (refer to **Attachment One**).

Proposed changes:

6. The following changes are proposed by staff:
 - (a) Remedial work will be undertaken to raise the sections of the existing footpath that are currently subject to flooding during periods of rainfall.
 - (b) The planting plan will include a mixture of native and exotic species that will attract native birds and provide colour and flowers. Tree species will be chosen that will not create shading or other adverse effects on adjoining properties. A proposed plant species list is attached (see **Attachment Two**).
 - (c) The position of the bollards at the Ely Street entrance will be altered slightly to allow pedestrians to walk past the entrance without stepping onto the carriageway.
 - (d) Yellow "No Stopping" lines in conjunction with a cut-down of the kerb for cyclists be provided opposite the Melrose Street entrance. Yellow "No Stopping" lines also be provided at the Ely Street and Moa Place entrances.
7. The issue of flooding of some sections of the existing footpath was raised by three submitters, with one providing photographs of the pathway during recent heavy rain to illustrate the problem. Remedial works will be undertaken to raise the level of the path so that it is no longer rendered impassable by flooding.

8. There was generally a good level of support for the proposed planting of a mixture of native and exotic species, with several submitters making further suggestions. Some submitters expressed concern about the planting of trees in close proximity to the boundaries where they may cause shading and other adverse effects to adjoining properties. As a result, the amended planting plan for the reserve will take into account these views, providing a mixture of native and exotic species that will attract native birds, as well as providing colour and flowers and restricting the type and height of new trees planted closer to the boundaries. Plant species are also selected and will be maintained so as to provide good visibility and sight lines, thereby improving safety. The under-planting of the existing large tree in the road reserve at the Ely Street entrance was not considered practical due to the exposed tree roots, depth of soil, heavy shading and difficulties in maintenance.
9. While some submitters indicated support for the community compost bins and herb garden, others expressed concerns about the long-term commitment of local residents to maintain and utilise the composting facility effectively. The operation of the composting bins will be the responsibility of the community. The composting trial will be monitored and the situation reassessed if there are issues with its operation. The compost bins have been sited centrally so as not to be too close to any adjoining residential property. The design of the bins is yet to be finalised and construction costs will be subject to approval from Council's Network Planning (City Water and Waste) team.
10. The proposed bollards at the Ely Street entrance are intended to prevent vehicles parking over the entranceway thus making access to the reserve difficult for both pedestrians and cyclists. The bollards also protect the trunk and roots of the established tree in the road reserve from further damage by vehicles. On the advice of Council Officers in the Capital Programme (Transport) team, the bollards have been repositioned slightly to allow pedestrians to walk along the road or enter the reserve without having to step out onto the carriageway or step over the cable fencing.
11. To further alleviate the parking and access issues, it is also proposed that yellow "No Stopping" lines be placed either side of the Ely Street entrance, across the service vehicle entrance on Moa Place and opposite the new entrance on Melrose Street. It is also proposed to install a cut-down in the kerb at the Melrose Street entrance to allow cyclists to enter and exit. The Transport and Greenspace Unit has consulted with Officers from the Capital Programme (Transport) and the Network Operations teams who have advised that they would be in support of this proposal. The non-stopping restrictions will be the subject of a separate report.
12. A number of submitters suggested the provision or upgrade of equipment and facilities within the reserve. Unfortunately there is currently no funding available to provide additional playground equipment or a bowls/petanque court. Similarly there is no funding available to upgrade the basketball hoop to a court. It should be noted that the hoop has already been in place for some time and was intended to be used for fun rather than serious sport. Moving the hoop to a position along the perimeter of the playground was investigated but it was considered that this would increase the risk of children using the hoop entering the path of those using the playground equipment. It was suggested that more rubbish bins be provided, however it is generally the practice to install only one rubbish bin in a park of this size. It is also considered that it is a more environmentally sustainable practice to encourage people to take responsibility for their own rubbish by taking it away for recycling rather than leaving it behind in the park. Similarly the provision of a total of eight seats, including picnic tables, is considered adequate to serve the needs of users in this park on most occasions.
13. The concept of the open style fencing between the reserve and neighbouring properties was generally not supported, mostly due to privacy issues, therefore this proposal is not likely to be pursued further at this time.
14. A number of issues were raised by submitters that were considered to be outside the scope of this particular project, including the further extension of the reserve, the use of land as reserve, housing development controls and road widening. These issues will be considered separately by the Transport and Greenspace Unit or referred to another Unit within Council as appropriate.
15. All respondents have been sent a final letter of reply thanking them for their input. The letter has also informed respondents that the final amended plan would be presented to the Hagley/Ferrymead Community Board for approval. Details of the meeting were provided so that any interested people could attend.

FINANCIAL AND LEGAL CONSIDERATIONS

16. The current City Environment (Greenspace) capital programme has funding available to implement the landscape development of Moa Reserve within the 2006/07 financial year. The community composting trial is to be funded by City Environment Water and Waste.
17. No resource or building consent requirements have been identified.

STAFF RECOMMENDATIONS

It is recommended that the Board approves:

1. The landscape concept plan for the development of MOA Reserve (as shown in Attachment One), to proceed to final design, tender and construction.
2. Provision of a cut down in the kerb at the Melrose Street entrance to MOA Reserve.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND

18. A landscape concept plan for Moa Reserve was first agreed upon by the community in 2004 and has been partially implemented with some landscape plantings undertaken in 2005. The Council was then successful in purchasing an adjoining property at 22 Melrose Street in 2005. The existing house and vegetation were removed and the site sown in grass until further landscape development could be undertaken. The landscape concept plan has been reviewed and extended to incorporate this acquisition, and to allow the completion of the redevelopment of Moa Reserve.

OPTIONS

19. There are two options:

- (a) Do nothing/maintain the status quo.

This is not considered a viable option as the development of the extended reserve will not be completed, access will not be improved, and cyclist safety will not be improved.

- (b) Approve the landscape concept plan for the development of Moa Reserve, amended as a result of consultation feedback, and that the City Environment Capital Programme (Greenspace) commence the work including a cut down in the kerb at the Melrose Street entrance. Provide yellow "No Stopping" lines at the Ely Street, Moa Place and Melrose Street entrances (to be the subject of a separate report).

This will allow the landscaping of the extended reserve to be completed, improving visual amenity and recreational values and providing opportunities for sustainable waste management practices in the community. It will also improve access to the reserve by alleviating vehicle parking issues and improve safety for pedestrians and cyclists.

PREFERRED OPTION

20. The preferred option is (B).

ASSESSMENT OF OPTIONS

The Preferred Option

21. Approve the landscape concept plan for the development of Moa Reserve, amended as a result of consultation feedback, and the City Environment Capital Programme (Greenspace) commence the work. Provide yellow "No Stopping" lines at the Ely Street, Moa Place and Melrose Street entrances and a cut down in the kerb at the Melrose Street entrance.

	Benefits (current and future)	Costs (current and future)
Social	Improved facilities for community use and community-building activities; Education in sustainable practices; Enhanced recreational opportunities; Improved safety.	None identified.
Cultural	No benefits identified.	None identified.
Environmental	Enhanced biodiversity with native and exotic plantings also designed to attract birdlife; Sustainable practices promoted through composting scheme.	None identified.
Economic	Economic benefit may be obtained by community members participating in composting scheme.	Funding is already in Capital Programme for 2006/07.
<p>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".</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 have been identified by staff or through the consultation process.</p> <p>Consistency with existing Council policies: Parks & Waterways Access Policy Local Parks Acquisition Policy</p> <p>Views and preferences of persons affected or likely to have an interest: Local residents and the Moa Neighbourhood Committee indicate a good level of support for proposed plan.</p> <p>Other relevant matters: None identified.</p>		

Maintain The Status Quo (If Not Preferred Option)

22. Do nothing/maintain the status quo.

	Benefits (current and future)	Costs (current and future)
Social	None identified.	Reduced amenity and recreational value of uncompleted reserve development.
Cultural	None identified.	None identified.
Environmental	None identified.	Loss of opportunity for sustainable composting practices.
Economic	No immediate cost of development.	None identified.
<p>Extent to which community outcomes are achieved: N/A</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 have been identified by staff or through the consultation process.</p> <p>Consistency with existing Council policies: N/A</p> <p>Views and preferences of persons affected or likely to have an interest: Local residents and the Mōa Neighbourhood Committee indicate a good level of support for proposed plan, however two local residents questioned the use of the land and development as public open space. Some key stakeholders did not make a submission.</p> <p>Other relevant matters: None identified.</p>		