

11. SHORTLAND STREET RESERVE DEVELOPMENT PLAN

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

1. The purpose of this report is to seek the Board's approval for the Shortland Street Reserve Development Plan to proceed with detailed design and construction.

EXECUTIVE SUMMARY

2. Shortland Street Reserve is a small neighbourhood reserve accessed via a narrow strip of land off Shortland Street. The reserve lies adjacent to the newly constructed 'Pak'N Save' supermarket car park and access will soon be available directly from the car park. The change in access ability will create opportunity for pedestrian thoroughfare connecting 'Pak'N Save' to Shortland Street.
3. The reserve currently has no play equipment and has not been developed in the past due to its isolated location and no funding available. Funding is now available in the current 2006/07 Transport and Greenspace budget. Additionally, with the adjacent land now transformed into the 'Pak'N Save' car park, visibility and open surveillance of Shortland Street Reserve is greatly improved.
4. A Crime prevention Through Environmental Design (CPTED) safety audit was carried out for the Shortland Street Reserve landscape concept plan in late September 2006, and is based on the National Guidelines for CPTED; as provided by the Ministry of Justice. The audit was carried out by staff trained in CPTED and the result was very positive.
5. A preliminary development plan was circulated to key stakeholders in November 2006 to obtain feedback on its design. The final plan (**attached**) aims to reflect the views of the community and has been refined in response to community feedback. One of the additions made was inclusion of an irrigation system as recommended by Board members.

FINANCIAL IMPLICATIONS

6. There is \$255,000 available in the City Environment Group 2006/07 financial year for design, consultation and construction. This funding is from the Transport and Greenspace Unit's New Reserves Development Budget.
7. The reserve will be maintained for the first 12 months by the contractor/developer, after which it will be passed over to a Council maintenance contractor (usually City Care). Therefore the park can be expected to receive regular maintenance and management. Ongoing maintenance costs will be absorbed by the maintenance budget.
8. Similarly, the playground can be expected to be maintained in this manner also, and this will include the removal of any graffiti and repair of damaged play equipment. All play equipment (as shown on the plan, **attached**) will be sturdy and robust so that potential for vandalism is minimised. Again this cost will be absorbed by the maintenance budget.

Do the recommendations of this report align with 2006-16 LTCCP budgets?

9. Implementation of Shortland Street Reserve proposed landscape plan and playground installation is a project listed on the 2006-16 LTCCP budget. Recommendations of this report are in alignment with 2006-16 Long Term Council Community Plan Budget.

LEGAL CONSIDERATIONS

10. Design and playground equipment utilised is in accordance with New Zealand playground safety standards and CPTED standards.

Have you considered the legal implications of the issue under consideration?

11. All legal requirements pertaining to playgrounds have been met so there is no adverse impact for community. A CPTED audit has been completed to ensure the highest possible safety and crime prevention standards are provided for.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. Provision of the Shortland Street Reserve development plan is consistent with the:
 - LTCCP 2006-16
 - Parks and Open Spaces Activity Management Plan
 - Parks and Waterways Access Policy

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

13. The recommendation of this report is to proceed with the construction of Shortland Street Reserve development plan project which is identified in the 2006-16 LTCCP.

ALIGNMENT WITH STRATEGIES

14. Provision of the Shortland Street Reserve Development Plan has primary alignment with the following Council strategies:
 - Recreation and Sport Strategy
 - Children's Strategy
 - Pedestrian Strategy for Christchurch City
 - Security Strategy
 - Urban Renewal Programme
 - Equity and Access for People with Disabilities Policy
 - Children's Play Equipment on Parks Policy
 - Environmental Design Policy

Do the recommendations align with the Council's strategies?

15. Recommendations made in this report are consistent with the Council strategies listed above.

CONSULTATION FULFILMENT

16. A seminar was held with the Board seeking permission to consult during October 2006. A public information leaflet seeking responses on the preliminary plan was distributed to residents and key stakeholder groups in November 2006. Residents were asked to indicate their acceptance/non acceptance of the plan and were given the option to comment. In total 82 response forms have been received from the 300 consultation packages delivered.

96% Accept the proposed plan (79)

04% Do not accept the proposed plan (3)

17. A number of suggestions and comments were made that have been considered and where appropriate integrated into the design. Board members were keen to see the inclusion of an irrigation system. Lawn irrigation has now been incorporated into the plan at a cost of \$20,000. Irrigation will be implemented in a manner which provides overthrust to planted borders. All plants chosen for gardens at this site will be selected species for their drought resistant properties.
18. A copy of the final plan will be circulated to residents and stakeholder groups prior to the construction date.

STAFF RECOMMENDATION

It is recommended that the Board approve the proposed Shortland Street Development Plan and the City Environment Group commence implementation.

BACKGROUND

19. Recommendations from the Crime Prevention Through Environmental Design (CPTED) Audit are as follows:
 - That no lighting be incorporated into the reserve design.
 - That planting is strategically planned to maximise passive surveillance from adjacent properties.
 - That informal entrances to proposed housing units be kept clear of any tall vegetation and concealment spots.
 - That maintenance be of a high standard.
 - That community ownership of the reserve be promoted via community development initiatives.

20. Concluding that the Shortland Street Reserve Landscape Plan offers a high degree of personal safety for its users; a result of careful planning and liaison with CPTED audit staff.