

12. BAYSWATER RESERVE LANDSCAPE CONCEPT 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 approve the landscape concept plan for the upgrade of Bayswater Reserve following consultation with the local community.

EXECUTIVE SUMMARY

2. A proposed landscape concept plan for Bayswater Reserve was presented to the Board at the seminar meeting of 23 May 2007 prior to the Transport and Greenspace Unit carrying out consultation with the local community.
3. The upgrade of the playground in Bayswater Reserve, along with additional amenity landscaping, is scheduled in the Capital Works Programme for 2007/08. In addition, the Recreation and Sports Unit are currently also investigating the use of several local parks, including Bayswater Reserve, to alleviate the shortage of junior sports fields in this area on a temporary basis. The public information leaflet on the upgrade was therefore utilised to seek the community's views on the proposed sports field.
4. The public information leaflet was distributed to approximately 200 households in the vicinity of the reserve, along with a number of identified key stakeholder groups. There was a very good response from the local community with a total of 47 residents returning the comment form.
5. Overall we received a very positive response from the community with 42 residents (90%) clearly indicating their support for the plan, and many offering additional feedback on a variety of issues.

Support for proposal	Yes	No	Not indicated	Total
Number of responses	42	3	2	47
%	90%	6%	4%	100%

6. In recognition of this feedback, the Transport and Greenspace Unit proposes to make some minor changes to the original proposal (refer to **attached** plan). The amendments proposed by staff are:
 - (a) Some groupings of trees will be repositioned so as not to block views from neighbouring houses.
 - (b) The plantings around the playground will be opened up to improve visibility and safety.
 - (c) An additional picnic table will be provided by the playground.
 - (d) A sealed path to the playground will be provided when funding permits.
 - (e) An area to the eastern side of the reserve has been allowed for the possible future provision of a petanque court and picnic table.
7. A range of issues were raised by respondents about the proposed tree and shrub plantings. The existing plantings behind the playground will be opened up through the centre to improve visibility and safety, but retain shelter from the wind for the seating at either end. The plantings along the boundary fence lines will be evergreen replicating that which has already been established. The height of these plantings will be no higher than the existing fences so will not shade adjoining properties. Nor will they prevent existing access to the reserve.

8. Deciduous exotic tree species have been proposed for the open space in the reserve to provide shade for park users in summer without causing undue shading effects to nearby properties in the winter months. Most of these trees are 10-20 metres from the boundaries therefore are not expected to cause shading. However some of the groupings of trees will be sited further back to preserve existing views from the neighbouring dwellings. Species known to cause particular problems for residents, for example, silver birches, will be avoided. It should be noted that there are a lack of native tree species that will grow in open space as a specimen tree, that is, with a European style canopy and deciduous. In addition, all evergreen tree species also drop their leaves.
9. A number of submitters suggested the provision of additional equipment and facilities within the reserve, including more play equipment, lighting, and toilets. There is a limited budget for the upgrade of the reserve in the 2007/08 Capital Works Programme which currently does not extend to the provision of most of the additional facilities and services requested. The amended design proposal illustrates what is achievable for the funding available at this time, and allows sufficient flexibility for further development of the park in the future as the community needs change and funding permits.
10. It was suggested by several respondents 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. Recent trials have shown that sites without bins tend to clear of rubbish as people do take their rubbish away. Rubbish bins in public parks, especially those situated close to road frontages, also attract domestic household rubbish. Rubbish in the neighbouring streets has also been identified as an issue by four respondents and this will be referred to other staff within Council.
11. The installation of lighting in the reserve was suggested by four respondents. In accordance with the principles of *Crime Prevention Through Environmental Design* the use of parks at night is discouraged and in general lighting is only provided in parks where the use of a particular path as a designated route is essential at all times. Therefore lighting would not be provided in this reserve.
12. The need for toilets, either in connection with the use of the park for sports, or independently, was suggested by five respondents. While there is no funding under this current project for toilets, public toilets would not generally be provided for a small local park of this nature and location.
13. The condition and maintenance of the long narrow access way to the park from the east side of Bayswater Crescent was raised by one submitter. It is noted that this access way is of a design that would no longer be encouraged in local parks. Currently there is no funding for sealing the access way. It is to be considered for sealing in the future as funding becomes available under the pathways budget. It is proposed that in the interim it be maintained in grass with very narrow low ornamental plantings along the edges.
14. Connection of the drainage swales should alleviate the wet conditions sometimes found during high rainfall at the access way from the east side of Bayswater Crescent. Stormwater in the drainage swale flows naturally in a southerly direction and is piped underground from the edge of the park.
15. A variety of issues were raised in relation to the proposed use of the reserve for a junior football pitch, including increased rubbish, and lack of toilets, which have been discussed earlier, and increased traffic and parking problems. Five respondents considered that the sports field use would increase the existing traffic and car-parking problems in both Seascape Gardens and Bayswater Crescent, or that additional parking should be provided on site.
16. The Recreation and Sports Unit advises that the junior football pitch is proposed to assist in meeting the current demand for sports fields for juniors in the south-eastern part of the City. It is intended to be used for juniors only (under 10 years old) on Saturday mornings, and possibly for training on one evening (before dark) over the 2007 winter season on a trial basis. It is not expected to generate large numbers of vehicles or people.

17. The Area Development Team (Linwood) of the Environmental Policy and Approvals Unit have confirmed that a resource consent in relation to car-parking would not be required for this proposal.
18. After consideration of these issues, it is proposed by staff that the sports field be trialled for one season, and the situation reassessed after that time. Recreation and Sport Unit officers will liaise with the sports clubs on the requirements for use of the reserve, and traffic, parking, and other issues will be monitored over that period. Multi-use posts will be installed and will be left in place for local children to enjoy informal games of both football and rugby at all other times. The open space of the park is still available for other informal sports and recreational activities. The existing traffic issues will also be referred to another Unit within Council as appropriate.
19. 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 IMPLICATIONS

20. The current Greenspace Capital Works Programme has funding to undertake the playground and landscaping upgrade in Bayswater Reserve with \$20,000 available in the current 2007/08 financial year.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

21. As above.

LEGAL CONSIDERATIONS

22. No resource or building consent issues have been identified. The Area Development Team (Linwood) of the Environmental Policy and Approvals Unit have confirmed that a resource consent in relation to car-parking would not be required for this proposal.

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

23. No legal implications have been identified.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

24. The proposed development aligns with the LTCCP as follows:

Parks, open spaces and waterways - page 123

Safety – by ensuring our Parks, open spaces and waterways are healthy and safe places.

Recreation – By offering a range of active and passive recreation and leisure opportunities

Health – By providing areas for people to engage in healthy activities.

Community – By providing welcoming areas for communities to gather and interact.

Governance – By involving people in decision-making about parks, open spaces and waterways.

City Development – By providing inviting, pleasant and well cared-for environments.

Provision of recreational facilities – page 125

Measures and targets - >4 Playgrounds per 1,000 children

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

25. This project supports a level of service in the LTCCP as follows:
 - (a) Provision of recreational facilities – Measures and targets – >4 Playgrounds per 1,000 children
 - (b) Customer satisfaction with appearance of parks and with range of recreational opportunities available within parks.

ALIGNMENT WITH STRATEGIES

26. This project has primary alignment with the following Council strategies and policies:

- Safer Christchurch Strategy
- Older Persons Policy
- Parks & Waterways Access Policy
- Environmental Policy Statement
- Childrens Play Equipment on Parks Policy
- Childrens Policy
- Physical Recreation and Sport Strategy
- Social Wellbeing Policy

Do the recommendations align with the Council's strategies?

27. As above.

CONSULTATION FULFILMENT

28. Consultation was undertaken with the local community on the proposed landscape concept plan for the reserve.

STAFF RECOMMENDATION

It is recommended that the Board approve the proposed Bayswater Reserve landscape concept plan, amended as a result of public consultation, and the City Environment and Capital Programme Groups commence the construction programme.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.