

## 8. PAPANUI DOMAIN LANDSCAPE AND PLAYGROUND RENEWAL

<b>General Manager responsible:</b>	General Manager, City Environment Group DDI 941-8608
<b>Officer responsible:</b>	Transport and Greenspace Manager
<b>Author:</b>	Mary Hay, Consultation Leader

### PURPOSE OF REPORT

1. The purpose of this report is to seek approval for the Papanui Domain Landscape and Playground Renewal plan, (LP334102) as shown in **attachment**.

### EXECUTIVE SUMMARY

2. Papanui Domain is a sports park located on Sawyers Arms Road, beside the railway line. Papanui High School is on the domain's southern boundary. The park is home to a number of sports clubs. The Papanui Leagues Club has a carpark and clubrooms adjacent to the park which is home to the Papanui Rugby League Club, Papanui Softball Club and Papanui Tigers Netball Club. Two league fields, a softball diamond and practice net are located in the domain, adjacent to an area of native bush that is referred to as Papanui Bush - an acknowledgment of the original bush that was in this part of the city.
3. There are two buildings on Papanui Domain. One building houses the Papanui Boxing Club and a public toilet, which was painted with a mural during the Whakaoho community event. The other building is run down and used to house the Papanui Scout Group. This group has disbanded and Scouts New Zealand have advised that they no longer have a use for the original hall. The log cabin at the rear of the building will be relocated off site and the hall, which is located at the front of the building, is in poor condition and will be demolished.
4. The play facilities in the park include swings and a slide which are old and of limited use. It is proposed to retain the junior swing near the leagues club and replace the other swing and slide with a merry-go-round and a slide. It is also proposed to provide a 'Fitness Wheel' near Sawyers Arms Road. This location will be more visible to passers-by and provides better connection to residential properties. It also provides another fitness opportunity for sporting groups and other users of the park. A walk/cycleway runs along the park boundary adjacent to railway line and this will be realigned as part of this proposal. A number of landscape and tree issues have been considered as part of this project to ensure a long term management approach is taken with this reserve.
5. The public consultation indicated support for the proposed concept and the proposal has been amended in response to feedback received from the community. Minor amendments have been made to the location of the new playground and to a number of tree management issues. The amended plan is included (refer **attachment**) and recommended for approval by the Community Board.
6. If approved, the installation of the playground and planned tree removals will be completed by Christmas this year. The proposed removal of the scout building, realignment of the path, tree replacements and work on the railway boundary would follow, in the first half of 2011.

### FINANCIAL IMPLICATIONS

7. The proposed works in Papanui Domain are programmed in the LTCCP for implementation in the 2010/11 financial year.
8. Based on current estimates, staff believe there is sufficient funding in the budget to implement the proposed plan.

### Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

9. Yes. Funding is provided from within the Sports Parks Programme in the 2009-19 LTCCP (refer page 239).

### LEGAL CONSIDERATIONS

10. The Shirley/Papanui Community Board has delegated authority to approve the attached concept plan.

11. All necessary Resource Consents and Building Consents will be obtained before any construction is undertaken.
12. All work will be carried out by a Council approved contractor with the appropriate health and safety and work site management controls in place.
13. Scouts New Zealand will surrender their lease on the domain in due course. Council staff will prepare the appropriate paperwork to formalise this.

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

14. Yes, as above.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

**15. LTCCP 2009-2019**

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- (a) Safety – by ensuring our parks, open spaces and waterways are healthy and safe places;
- (b) Community – by providing welcoming areas for communities to gather and interact;
- (c) Governance – by involving people in decision-making about parks, open spaces and waterways;
- (d) Health – By providing areas for people to engage in healthy activities;
- (e) Recreation – by offering a range of recreational opportunities in parks, open spaces and waterways;
- (f) City Development – by providing an inviting, pleasant and well cared-for environment.

**16. Parks and Open Spaces Activity Management Plan**

- (a) Council's objective with urban parks is to provide and manage Community Parks, Garden and Heritage Parks, Sports Parks and Riverbanks and Conservation Areas throughout the city that provide amenity values, areas for recreation and organised sport, garden environments and green corridors, that contribute to the city's natural form, character, heritage and Garden City image.

**ALIGNMENT WITH STRATEGIES**

**17. Safer Christchurch Strategy**

This strategy aligns injury prevention, road safety and crime prevention under the overarching aim of Christchurch becoming the safest city in New Zealand. One of the goals of this strategy is to enhance safety from crime through preventative and supportive actions, such as:

- (a) Ensure the phased adoption of Crime Prevention Through Environmental Design Principles (CPTED) into city-wide planning and policy;
- (b) To promote CPTED principles for application by owners and occupiers of existing buildings and spaces;
- (c) Provide active support to locally led initiatives that make significant contributions to reducing the incidence and effect of crime.

**18. Parks and Waterways Access Policy**

- (a) Improved access to parks and open space will increase equity as promoted by the City Council Policy on Equity and Access for People with Disabilities. Additionally, improved access has the potential to increase park use by enhancing comfort and convenience for all users and providing significant safety benefits.

## CONSULTATION FULFILMENT

### Consultation Process

19. Prior to the development of a concept for the park, the project team had discussions with a number of key stakeholders. The Consultation Leader contacted the sports and recreation groups associated with the park and met onsite with representatives from the Papanui Leagues Club (parent body of Papanui Rugby League, Papanui Softball Club and Papanui Netball) and the (now defunct) Papanui Scout Group. The feedback provided in these discussions was taken into consideration with the development of a concept plan for the park.
20. Once the concept plan was drafted, the project team held a seminar with the Community Board on 19 May 2010 to advise them that the plan was ready to go out to full public consultation. This seminar discussed the proposed concept, consultation stakeholders, project timeline and provided an opportunity for Board members to comment on the consultation programme.
21. The consultation on the concept plan was open from 21 June to 5 July 2010. A public information leaflet was delivered to adjoining residents and a number of other interest groups and key stakeholders. This leaflet included a summary of the concept, an initial concept plan and a feedback form. The project team sought feedback from the community to see whether the proposal was supported and asked for any comments. Also included was an offer to meet onsite, if requested. The proposal was posted on the CCC Have Your Say website.
22. The project team were also asked to meet on site with the Papanui Softball Club and some residents that look onto the park.
23. Each submitter that provided their contact details received an interim reply letter. This acknowledged that the submission had been received and that it would be considered, once the consultation period had closed. Submitters were also advised that they would receive further correspondence prior to a decision being made.
24. Once the project team finalised the concept, submitters that provided their contact details were advised of the outcome of consultation, the project team's preferred concept plan and the expected timeline for the project. They were also advised of the decision making process and how they could observe or be involved in this.
25. Submitters that provided their contact details will also be advised of the Community Board's decision about this proposal, after the Board meeting.

### CONSULTATION OUTCOME

26. The consultation on the concept plan received 34 responses (9 per cent response rate), which is a fairly low response to this proposed concept. The feedback received was largely positive, as indicated by the following:

Number of respondents		Feedback option selected
20 respondents	(59 % of submissions)	<i>"YES – I fully support the proposal"</i>
8 respondents	(23 % of submissions)	<i>"MIXED VIEWS – I have some concerns that I would like to be considered"</i>
0 respondents	(0 % of submissions)	<i>"NO – I completely oppose the proposal"</i>
6 respondents	(18 % of submissions)	Preference not indicated

27. The quantitative responses above indicate support for the proposal, with 59 per cent of submitters indicating that they fully support the proposal and no one completely opposed to it.
28. Submitters also provided written comments about this proposal. There were numerous comments of support for the proposal and also a number of issues raised, for the project team's consideration. The qualitative community feedback and project team responses will be circulated to submitters and elected members, prior to the meeting.
29. The key issues raised in the public consultation, and project team responses, were as follows:

- (a) **Concern about location of the new playground.** Concern was raised about the new playground's proximity to the softball diamond and the possibility that foul balls might hit playground users. In response to this the proposed location of the playground has been amended. This new location is supported by the softball club.
  - (b) **Requests for non-deciduous trees on the road boundary, due to leaf fall in gutters.** Evergreen trees cannot be used on the northern boundary of the sports park due to shading issues. However Council staff are aware that leaf fall is an issue in Sawyers Arms Road in autumn. Between April and June the street is checked twice a week to see whether the leaves are up to the level of the kerb. If they are then the contractor is sent in to clear them.
  - (c) **Some opposition to the removal of the two oaks near the railway boundary.** In response to this feedback, the plan will be amended to include the retention of the two oak trees near the railway boundary. However it is noted the southern most oak tree does have trunk decay and its structural integrity will be monitored.
  - (d) **Some support for the removal of the oak trees.** In response to feedback received in support of these trees it is proposed to retain them. However it is noted the southern most oak tree does have trunk decay and its structural integrity will be monitored
  - (e) **Support for the removal of the scout hall.** The removal of the scout hall will remain on the plan
  - (f) **Concern about the dense undergrowth, rubbish and antisocial behaviour in Papanui Bush.** The project team agrees that the undergrowth in the Papanui Bush should be thinned out. This will be actioned over summer.
30. The project team considered this consultation feedback and also reassessed a number of trees in the park. In response to this, the plan has been amended in the following way:
- (a) Amended location for the new playground to in front of Papanui Bush (this may require some small adjustments to the bush, to ensure there are open sightlines to the playground).
  - (b) Inclusion of a basket swing in this proposal.
  - (c) Amend the proposed oak trees on the Sawyers Arms Road frontage near the scout den to lime trees.
  - (d) Retention of the two oak trees near the railway boundary.
  - (e) Removal of a birch tree in the north east corner of the park – in response to a reassessment from the Arborist.
  - (f) A note that the oak tree near the existing playground will be monitored for future removal (depending on its condition) – in response to a reassessment from the Arborist.
  - (g) Addition of low shrubs between the softball diamond and the batting cage.
  - (h) Widening of the cycleway to a standard width of 2.5 metres.
  - (i) Noting connection between the on road cycleway between Papanui Domain and the cycle way to the north that runs beside the railway line (this will be formally resolved as part of this report).
31. The project team will also refer the following issues to the relevant Council staff, for consideration:
- (a) Request for upgrade to lighting of cycleway.
  - (b) Issue of magpies in the park.
  - (c) Issue of flooding on Sawyers Arms Road.

- (d) Request for a kerb cut down on the south side of Sawyers Arms Road, adjacent to the park.

32. The final concept plan, which includes the above amendments, is included as **attachment**.

#### **STAFF RECOMMENDATION**

It is recommended that the Shirley/Papanui Community Board approve:

- (a) The Papanui Domain Landscape and Playground Renewal Plan as shown in **attachment** (LP334102).
- (b) The following resolutions for the installation of a new shared pedestrian/cycle path:
  - (i) That the footpath area on the northern side of Sawyers Arms Road located 204 metres to the north west of the intersection of Sawyers Arms Road and Nyoli Street and extending for a length of 12 metres in the north-west direction be designated as a shared cycle/footpath.
  - (ii) That the footpath area on the southern side of Sawyers Arms Road located 651 metres to the north west of the intersection of Sawyers Arms Road and Main North Road and extending for a length of 14.5 metres in the north-west direction be designated as a shared cycle/footpath.

#### **CHAIRPERSON'S RECOMMENDATION**

That the staff recommendation be adopted.