

<p>Officer responsible Parks Manager</p>	<p>Author Chris Freeman, Parks Planning Team Leader</p>
<p>Corporate Plan Output: Parks, plans and policy statements</p>	

The following report has been referred to the Projects and Property Committee from the Parks and Recreation Committee.

INTRODUCTION

Following local community concerns over the sale of the Lyttelton Street Yard, the Parks Unit initiated some design work to better integrate Centennial Park with the proposed school and the new leisure pool complex.

A number of open space issues have been identified including playgrounds, car parking, fencing, waterway enhancement, sports ground use, possible clubrooms, tennis courts etc.

The sale of Lyttelton Yard is to be finalised shortly and development should start next year. The Pioneer Pool is scheduled for completion in March/April.

DEVELOPMENT PRIORITIES

Centennial Park will be extended by 1.8 hectares with the development of the car park and playground picnic areas, in the old yard land and .6 ha will be added to the esplanade reserve on the Heathcote River.

While the existing park area (6.8 ha) and the majority of the new areas are being planned as part of a publicly advertised park redevelopment plan in the new year, the Parks Unit is concerned over the quality of the car park proposed to serve the new pool and existing stadium and park.

PROPOSED NEW CAR PARK DESIGN

The current building contract for the Pioneer Pool includes a 274 car car park which utilises existing sealed areas of the yard and tennis courts. The existing contract while worth \$260,000 would unfortunately only provide a sub-standard car park. The “saving” of using existing seal will create a confusing unorganised area lacking in pedestrian safety and scenic amenity (see attached plan 1).

Because of these concerns and implications for pool and park customers an “ideal” plan for the car park was commissioned by the Parks Unit (see attached plan 2).

This plan has been reviewed by the staff and consultants involved in the Pioneer Pool development and all agreed that the new plan was far better but that the old design was borne out of budget limitations.

The Parks Unit's view is that a sub-standard pool car park is unacceptable given the implications for visitor experience of a major park and facility base for this part of the city. The pool has not been compromised on quality and neither should the car park and landscape. If the funding is not available the "ideal design" should be staged rather than replaced by a second grade solution.

BUDGET AND SOURCE OF FUNDS

With the agreement of consultants and Council staff the new design for the car park has been estimated by Rider Hunt Quantity Surveyors as having a total cost of \$602,443, this includes \$50,000 for tennis courts and \$100,000 for plants and landscape work.

It is suggested that the new design could be funded as follows:

Existing contract funds (including \$50,000 from Centennial Pool)	\$310,000
Use of cash in lieu of reserves fund	\$150,000
Use of sale of yard funds (part only)	\$150,000

	\$610,000
	=====

If these sources of funding are unacceptable for some reason, the new car park design could be staged with the deferment of the tennis courts (\$50,000) and the planting (\$100,000) reducing the total to \$450,000 but still implementing the new layout.

The Funds and Planning Manager comments:

"I have been asked to comment on the availability of cash in lieu funding and the legitimacy of utilising this funding for the construction of a car park. The proposal is that the suburban cash in lieu fund contribute \$150,000 towards the construction of a car park next to the new Pioneer Pool.

Drawdowns from the fund are budgeted at \$3.5M this financial year and the projected balance as at 30 June 1999 has been assessed at \$5.4M. There are therefore sufficient monies available to fund this development.

Utilising Cash in Lieu monies to part fund such a development is a legitimate use of these funds, provided the car park is on reserve land. I am advised that the current status of the land in question is part reserve land. Approximately 50% of the car park will be on reserve land while the remainder will be on fee simple land. In theory this means the cash in lieu monies should only be applied to the reserve portion. In practice provided the cash in lieu contribution does not exceed half the total cost of the development then use of these monies is in accordance with section 111 of the Resource Management Act (1991)."

CONCLUSION

The Community Board and the local community raised concerns over the sale of the Lyttelton Yard.

Integration of the school grounds, pool car park and wider park landscapes into a cohesive whole, provide the best design response to those concerns

The proposed pool car park needs urgent attention and funding to ensure it is not sub-standard. The wider park area will be the subject of a consultative parks planning exercise next year to build on the success of the pool complex and to address concerns of locals over playgrounds etc.

**Recommendation of the
Parks and Recreation**

Committee:

1. That the revised car park design for Pioneer Pool be approved for immediate implementation, subject to any necessary resource consents being obtained.
2. That the use of \$150,000 from cash in lieu funds be approved.
3. That it be recommended to the Projects and Property Committee that \$150,000 be used from proceeds of the sale of the Lyttelton Yard.
4. That an information leaflet detailing the new car park design be distributed to the immediate area.

Chairman's

Recommendation: For discussion.