

23. **MERIVALE JOINT WORKING PARTY–REPORT OF 22 JANUARY 1999** RR 9138

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The purpose of this report is to set out the results of the Joint Working Party meeting held on 22 January 1999 to consider an update on the Merivale Streetscape Plan.

A copy of the report **follows**.

FENDALTON/WAIMAIRI COMMUNITY BOARD

MERIVALE JOINT WORKING PARTY

**Report of a meeting held on Friday 22 January 1999 at 8.00am,
in the Meeting Room, Fendalton Service Centre**

PRESENT: Barbara Stewart (Chairman), Diana Bradley, Val Carter, Keith Nuttall, Ron Wright, Colin Foggo, Tony Hunter, Community Advocate, Community Secretary, Planner (Shirley Chamberlin), Landscape Architect (Andrew Craig)

1. APOLOGIES Apologies were received and accepted from Yvonne Blue and Pat Quinn.

2. ELECTION OF CHAIRMAN

Barbara Stewart was elected as Chairman of the Working Party.

2. MERIVALE STREETSCAPE PLAN-UPDATE

The purpose of this meeting was to consider a report on changes that were required to be made to Stage I of the plan involving planting and associated works on Papanui Road and to review the balance of the project items and associated costings.

To assist in this review, the Working Party undertook a step-by-step consideration of the **attached** report, the outcomes of which are as follows.

A. PAPANUI ROAD-ROSE CONES

Having been appraised of what was proposed, there were mixed feelings as to the appropriateness of this idea and it was **agreed** that other options be identified for reporting back to the next meeting of the Working Party.

B. MANSFIELD AVENUE

Although this was a minor work and already approved by the previous Board, staff were asked to make contact with the taxi operators to check their acceptance with what was proposed by way of minor changes to the south-east corner of the intersection.

C. PAPANUI ROAD-SHOPPING STRIP

- i The need for the granite pavers surrounding the tree containers was questioned and staff undertook to review this aspect and report back.
- ii The feasibility of providing two trees adjacent to the mid block traffic signals is to be further investigated and reported back.

As a general principle, the provision of irrigation for all the proposed plantings was endorsed.

- iii The provision of footpath kerbside pavers after irrigation lines had been installed was noted.

Members however asked that costings be obtained on having the existing footpaths replaced with paving and again for this information to be reported back.

- iv Various design options for plant containers for the topiary trees were discussed.

It was **agreed** that more design options and costings be further investigated and reported back to the next meeting.

It was also **agreed** that a small supply of bay trees should be held in the Council's nursery to cover any losses that may occur. The funding for this would need to come from the existing Board allocation.

Given the need to undertake further work on what was to be Stage I, (ie the entry point planting on Papanui Road), it was **agreed** that this be swapped so that the topiary and plant containers could be progressed now as a revised first stage.

- v With regard to street furniture, staff were asked to investigate the practicality of repainting the present furniture. In any event this was deemed something that could be left until the final stage of the project.
- vi The feasibility of providing the two tree pits previously referred to in the vicinity of the traffic signals is to be investigated and will be reported back.
- vii The use of pavers to form new headers is also to be reviewed and the results reported back to the next meeting.

D. PLAZA

The plaza located on private land adjacent to Aikmans, had recently obtained resource consent approval and was now proceeding.

Staff were asked to check the planting plan associated with the plaza so as to ensure some linkage and continuity with the streetscape plantings.

E POCKET PARK

Members noted the proposal which they accepted as being of a low priority at this stage.

Mention was also made of the nearby Scout Den site and its possible use for community purposes. It was **agreed** that informal contact be made with appropriate parties and a report made back to the next meeting of the Working Party.

The provision of low growing hedging as underplanting surrounding the Mall carpark area was referred to and it was **agreed** that this be pursued with the property owner.

The matter of street lighting was also raised and mention was made of some work that had been undertaken on this aspect several years ago. It was **agreed** that this information, which was believed to be held by the Precinct Society, should be brought to the next meeting.

4. NEXT MEETING

The various matters requiring further investigation and costing referred to above are to be reported to the next meeting of the Working Party scheduled for 8.00 am on Friday 19 February 1999 (subsequently changed to 17 February).

THE MEETING CONCLUDED AT 9.45 AM

MERIVALE CONCEPT PLAN UPDATE AND ESTIMATE OF COSTS

Introduction

The Merivale Concept Plan was a project initiated by the Merivale Joint working Party. Boffa Miskell produced a concept plan including costings, in January 1998. The scope of the Concept Plan included:

- *To identify and prepare a concept for the Merivale 'Village' area with its own particular style and character* This focused on developing the village character within the boundaries of Browns Road, Winchester Street and Heaton Street to Rugby Street and identifying specific characteristics for the 'Village' concept
- *To prepare developed plans in sufficient detail to enable the preparation of cost estimates..* This included plans of a pocket plaza (next to Aikmans restaurant), street tree planting along Papanui Road, topiary in the village center, planting on the corner of Akela Street and village signage.

This report provides an update of work, costs and highlights areas that require modifications to the concept. It follows the format of the estimate of costs which formed part of the original concept plan. Those parts of the concept which have been changed or which we suggest be deleted altogether are shown ~~struck out~~ with accompanying explanation in *italics*. Alternative work and updated costings are shown in **bold italics**. These changes have not been approved by the community board and are recommendations only. The costs indicated are estimates only because more detailed design and costings are required. The purpose of this report is to inform the working party of what changes are proposed and the likely costs.

A — Papanui Road

~~Supply and installation of Ready Trees (2.5— 3.0m) in tree pits with granite pavers surround, lime aggregate mulch and stakes. This includes site preparation, backfill, reinstatement No. 20 trees at \$1050.00 per unit.~~

	21000.00
10% contingency	<u>2100.00</u>
Sub-total	23100.00

B — Rugby Street

~~Supply and install one Ready tree in the footpath and one in the grass berm~~

	1600.00
10% contingency	160.00
Sub-total	1760.00

23. contd.

Note: In March 1998 Fendalton / Waimairi Community Board decided to allocate \$30, 000 a year for three years towards the staged implementation of elements of the streetscape plan (starting in

1998/99). Stage 1 included Papanui Road and Rugby Street tree planting. This 'entrance' planting was to be Pin Oaks which were selected to achieve a scale (medium to large) for signaling the entry to Merivale Village.

While it was noted that there were services in the area it was assumed with hand excavating and root protection bags planting could be established. A detailed investigation has revealed that the service overlays are much more dense than anticipated, in particular there are major telephone and power cables located either side of the footpath. Given the size and density of these services, even with hand excavating tree planting can not be established.

Andrew Craig, Landscape Architect has prepared an alternative design consisting of 'rose cones' to replace the entrance tree planting.

A Papanui Road – Rose Cones (refer attached plan)

It is proposed that these would be located either side of Papanui Road, near Murray Place/Leinster Road and Rugby Street. The climbing rose will provide colour and some greenery without interfering with the services underneath.

(i) Supply of cone structures (7m high cylinder structures),

Per unit	<u>5000.00</u>
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(Note: This has been estimated and includes a contingency).

(ii) Rose plants, soil and grill for base. Installation including connection to power, excavation and 'making good'.

<i>Per unit</i>	<i>3000.00</i>
<i>10% Contingency</i>	<u><i>300.00</i></u>
	<i>3300.00</i>

<i>Four rose cones</i>	<i>33200.00</i>
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or

<i>Eight rose cones</i>	<i>66400.00</i>
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€ B Mansfield Avenue

Note: This work is to be undertaken in 1999 from the Community board stage 1 funds.

Intersection improvements including site preparation, new kerb and channel and cut-down kerb, asphalt and reinstatement.

	2420.00
10% contingency	<u>242.00</u>
Sub-total	2662.00

£ C Papanui Road shopping strip

(i) Footpath treatment for granite paver tree container surround including site preparation, backfill, concrete haunching and pavers. No 47 units.

	14000.00
10% contingency	<u>1400.00</u>
Sub-total	15400.00

Notes:

- (i) Alternatives to granite pavers could be investigated to reduce costs.
- (ii) This does not include installation costs such as labour – refer (vii).

(ii) Irrigation to tree pits

This is the irrigation for two tree pits to be located adjacent to the lights in the middle of the shopping strip (refer vi below).

	4500.00
10% contingency	<u>450.00</u>
Sub-total	4950.00

The capital cost of installation of irrigation can be avoided if irrigation is done by hand. This alternative while not involving capital cost will result in an ongoing maintenance cost.

Note: Investigation of feasibility and ongoing cost of hand irrigation is required.

(iii) Footpath kerbside pavers to replace asphalt following installation of irrigation system, reinstatement.

	25000.00
10% contingency	<u>2500.00</u>
Sub-total	27500.00

23. contd.

Notes:

- (i) If hand irrigation option is selected then installation of the kerbside pavers is not dependent on the installation of irrigation system.
- (ii) This does not include installation costs such as labour – refer (vii).

(iv) Plant Containers, including container, plants, potting mix, tree guards No. 51 units.

	59200.00
10% contingency	<u>5920.00</u>
Sub-total	65120.00

Notes:

(i) A deposit of \$2500 has been paid by the Community board to Evergreen nurseries to hold 51 bay trees.

(ii) The cost of plant containers was based on 700 x 700 planter boxes costing \$810 + GST per unit (Millar studios ltd). These were to be made from cast iron material as shown on the picture in the concept plan.

Some further quotes were obtained in August 1998 from Millar studios, AE Tilley Ltd and Windsor Heritage ltd. Windsor Heritage quote of \$599 + GST for painted steel constructed boxes would provide some savings.

(iii) Hand irrigation of topiary trees needs to be investigated.

- (v) Furniture including seats(4), litter bins(6) and bollards(20)

	15500.00
10% contingency	<u>1550.00</u>
Sub-total	17050.00

- (vi) Tree pits as above

This item is the planting of two trees in the kerb extension adjacent to the lights in the middle of the shopping strip

	2100.00
10% contingency	<u>210.00</u>
Sub-total	2310.00

Note:

(i) Feasibility in terms of proximity to services needs to be investigated.

(ii) This does not include installation costs such as labour – refer (vii).

- (vii) Adjustment to existing pavers to form new header courses, preparation, backfill of planters, signs, remove existing furniture, and planting.

	8250.00
10% contingency	<u>825.00</u>
Sub-total	9075.00

Or Installation of new granite pavers to replace existing including preparation, backfill, pavers, relocating signs and removing furniture.

	28000.00
10% contingency	<u>2800.00</u>
Sub-total	30800.00

Note:

(i) This appears to be the installation and supply costs for the items listed under C. These costs need to be broken down into the categories to enable the project to be staged. This should not increase the total costs but rather redistribute the required funds.

(ii) Alternatives to granite pavers could be investigated to reduce costs.

E D Plaza

The plaza is located private land located adjacent to Aikmans. The mall has obtained resource consent approval and are proceeding with the plaza.

Including preparation, granite paver trim, concrete pavers, ramp, steps, water feature, raised planters, lighting, seats, shrub beds, backfill, reinstatement, irrigation, planting.

	82000.00
10% contingency	<u>8200.00</u>
Subtotal	90200.00

F E Pocket Park

Including preparation, trees, shrubs, hedges, seats, lawn (excluding topsoil), irrigation.

	20000.00
10% contingency	<u>2000.00</u>
Sub-total	22000.00

23. contd.

Summary

A Papanui Road – Rose cones \$33200.00

(four units)

This alternatives to tree planting on Papanui Road will be considered by the Community board in February.

B Mansfield Avenue Underway

(\$2662.00)

C Papanui Road Original Lower cost

Costs alternatives

Granite paver surrounding tree containers	15400.00	
Alternative pavers surrounding tree containers	<i>10000.00</i>	
Irrigation to two tree pits	4950.00	-
Footpath kerbside pavers	27500.00	<i>27500.00</i>
Topiary trees in Millar Studio containers	65120.00	
Topiary trees in Windsor Heritage containers	<i>53033.00</i>	
Furniture	17050.00	
Re-use existing furniture	-	
Two trees in pits	2310.00	<i>2310.00</i>
Re-use existing pavers to form new header		<i>9025.00</i>

Installation of granite pavers to form new header 30800.00 -
163130.00 or **101868.00**

D Plaza	Underway (\$90200.00)
E Pocket park	22000.00

Chairman's Recommendation: That the report be received.