

<b>Officer responsible</b> Parks Manager	<b>Author</b> Gary Harrow, Area Parks Officer, Linwood Alan Cutler, Landscape Architect, City Design
Corporate Plan Output: Playgrounds - new installations page 9.4.92. Amenity Landscape - Planting Projects page 9.4.56; Hagley/Ferrymead Board Project Funds page 3.1 text 19	

The purpose of this report is to advise on recent public consultation and gain approval from the Board to initiate certain development works in Woolston Park.

### BACKGROUND

The area of Woolston Park under consideration is that fronting Richardson Terrace adjacent to McCombs Memorial Garden within the area used previously by the Tennis Club (now defunct).

There are two issues to be considered :-

1. Landscaping Redevelopment
2. Basketball Half Court.

During the 1995/96 budget round, the board allocated \$5,100 from its project funds for a Basketball Half Court at this park.

Subsequently on 6 March 1996, the previous Area Parks Officer reported that the preferred site for the half court was on the upper terrace of the former Woolston Park Tennis Club on Richardson Terrace frontage.

The board made a number of recommendations to the Parks and Recreation Committee being:-

1. That landscape plans be prepared for public consultation,
2. Retention of the upper sealed surface for future recreation
3. Development of the lower area by landscaping complimentary to the adjoining McCombs Gardens.

### DESIGN OPTIONS

Two options were prepared by City Design's landscape architect to address a range of issues, opportunities and potential character of the redevelopment area.

Both concepts retained the lower terrace for passive recreation, amenity and ecological values and included hard court areas on the upper terrace. The two options mainly vary in the layout of paths, specimen trees and hard court arrangement.

These two levels would be connected by the sloping pathway and steps.

**Option One** was similar to appearance and character of the existing formality of McCombs Memorial Garden.

**Option Two** varied considerably from the existing garden by proposing a more free-form layout, but would still complement the features of the memorial garden.

### PUBLIC CONSULTATION

A public information leaflet detailing two options for this area was distributed in the community near the park in August 1998.

Even though two options were outlined, most submitters were aware that different elements from each could be taken and used in a final design.

As you can see by the responses, the majority view was for an informal lower area including younger childrens' play areas, barbeques and seats. They supported the upper area with a tennis court and basketball half court. There is insufficient space to construct formal skateboarding or street skating ramps but the upper sealed area can be used for practise and the sloping pathway(Option 2), when constructed, could be designed to withstand skateboard use as much as possible.

The layout of the courts in Option Two was based on the existing drainage of the top terrace. Therefore it is more cost effective to retain at least one court as it currently exists and mark the half-court in the place of the one nearest the open space area of Woolston Park.

The information leaflet drew 19 responses:-

- 18 were in favour
- 1 against (Woolston School Board of Trustees)

The responses in favour of the development are outlined in the **attachment** to this report. They include comments from Ruth Dyson MP, Ray Hastie the local Community Constable, the Woolston Community Association, seven adults and eight children, five of whom go to Woolston School. Three of the adults have children who go to Woolston School.

The Woolston Development Project, in Ferry Road, opposite the school, did not put in a written submission, but have indicated their full support for the project, including skating facilities and a half court.

The Woolston School Board of Trustees' opposition related to the basketball and skating facilities. In their experience, "the provision of these facilities encourage a negating social element, often responsible for vandalism, graffiti and theft". They stated that even their pupils were concerned that if such a development attracted a negative influence, they may no longer have access to the park during play and lunchtimes. The school is on the opposite boundary of the Park to the proposed playground, some 200 metres away.

The Area Parks Officer attended the November meeting of the Woolston Board of Trustees, advised the board on the outcome of the community consultation and answered questions from board members.

A revised plan has subsequently been produced and hopefully will be distributed prior to todays meeting.

#### **BASKETBALL HALF COURT**

At the March 1996 meeting the Board also allocated a further \$3,900 for the half court but was subsequently transferred to Linwood Park Half Court project, after a report indicated some opposition to the Woolston Half Court (Board 5 February 1997). The standard cost of a half court at that time was \$9,000. The Linwood project is currently under consultation with the Community.

Also at that February 1997 meeting the Board requested that further investigations be held on implementing the other recommendations outlined in the Woolston Park Utilisation Project (1996) report. This identified support from the local residents and children in the area for a sealed area for basketball and other activities. This report was not fully supported by Woolston School or the resident's association.

During 1997, the Board reallocated the balance of the funds (\$11,500) from the abandoned playground project on the Polytechnic site to the Woolston Park redevelopment. To date of the Boards funds only \$400 has been spent on design fees.

This leaves account balances as follows:-

- General Redevelopment \$11,100
- Basketball Half Court \$5,100

#### **LANDSCAPING**

The Parks Unit in their 5 year Capital Works Programme, have budgeted a total of \$10,000 over the last two years for the landscaping and planting of this area. Last year the old asphalt, volley wall and some fencing was removed and the site levelled. The Landscaping proposals now before the Board have a total cost of \$27,000approx. giving a shortfall of \$17,000approx. This is for spoil removal, re-soiling, grassing down, establishing the borders and planting.

Current funds available via the Parks Unit Budget are \$5,000.

#### **STAGING OF WORK**

Physical works will be staged over a number of years depending on further funding availability.

Initial works could be based around the soft landscaping, ie. excavation, the sowing of grass and the planting of trees and shrubs in the lower area. As reported above, there is a funding shortfall for these works, but these could be undertaken if all the funds currently available are used, ie both Board and Parks funds.

Alternatively, the Board could decide to continue with their previous recommendations and a half-court could be installed.

This option would require a recommendation to the Parks Unit to fund the completion of the lower area from within the Parks Unit Budget via reallocation of project priorities this year or provide funds in the 1999/2000 Budget. The Board could also give consideration to allocating funds from its 1999/2000 Project Funds.

## FINANCIAL SUMMARY AND UPDATED COSTINGS

Community Board funds:	:	Basketball Half Court	5,100
		General Redevelopment	11,000
Parks Unit funds	:	Upgrading	<u>5,000</u>
		<b>TOTAL FUNDS AVAILABLE</b>	<b><u>21,100</u></b>

### TOTAL PROJECT COSTS.

Resurface upper area	20,000
Basketball hoop etc	5,000
Tennis net and fencing	10,000
Steps and ramp	10,000
Stone wall	10,000
Paths	4,000
Landscaping	10,000
Spoil removal etc	<u>7,000</u>
<b>TOTAL PROJECT COSTS.</b>	<b><u>\$76,000</u></b>

## CONCLUSION

- (a) The Parks Unit wish to carry out works in Woolston Park generally in line with Option 2.

Most of the comment generated from the public information leaflet supports the provision of youth recreation opportunities on this area of Woolston Park.

Parks Unit staff believe that the addition of a Basketball Half Court and areas for skating will be of benefit to young people in the local community and is unlikely to effect children attending Woolston School from using the park for school activities.

- (b) The authors of this report believe that the most appropriate approach to now take is to:-

- (i) Delay the work on the upper terrace in the meantime

We are also aware that the upper sealed area is deteriorating and may well, if left, incur greater expense when eventually re-sealed.

- (ii) Use all available funds to commence work on the lower terrace (paths, landscaping and spoil removal).

- (c) The Board's previous wishes for their project funds to be spent on the provision of a half court must also be taken into account, so we now look to the Board for guidance on these matters.

- Recommendation:**
1. That the available funds be put towards landscape works on the lower level.
  2. That the Community Board give consideration to providing funds for the installation of the court areas on the upper level from their 1999/2000 Project Funds.
  3. That the Parks unit be requested to make available the balance of the funds necessary to complete the project.

**Chairman's  
Recommendation:** For discussion