

14. BEVERLEY PARK SOIL SHED

Officer responsible Parks Manager	Author Gary Harrow, Area Parks Officer
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The purpose of this report is to advise the Board on the background and present situation regarding the Englefield Residents Association's recent objections to the proposed soil shed at Beverley Park.

At the 3 February 1999, the Board decided:

To seek a report on the proposed soil shed in Beverley Park, the process which has now taken place to allow this, the purpose of the proposed shed, whether consultation has taken place, the proposed size of the shed and why this shed needs to be in Beverley Park or whether there could be some alternative method of fertilisation of the bowling greens.

As far as I can ascertain from other staff and from the file, discussions on the development of the old nursery site into an extension to Beverley Park predate 1993.

In 1994-95, in conjunction with the establishment of Te Orewai Place, a landscape development plan was produced for public consultation (attached). Most of what was shown on that plan has gone ahead, except the entrance archway, artwork, information board, goal posts and the soil shed.

The notes on the plan referring to the soil shed state: "In response to a requirement for additional car parking, the soil shed shall be 'relocated' on the south-western corner of the park".

The existing soil shed and associated rooms cover an area of approximately 20 x 12m.

As far as I can see, the area outlined on the original proposal (6 x 10m) was just that, an outline; and the exact space that it was to take up (12 x 20m) was never corrected on subsequent plans. The same could be said for the area indicated for the artwork.

Submissions at that time came from a number of people, including one from the Residents Association, that maximum use of the bowling club's land should be for car parking, thus reducing the number of cars parked on the street. Indeed, since those submissions, the park has been used for overflow carparking during tournaments.

The club put forward a number of options for their Stanmore Road frontage which have since been held up because they have not been able to obtain the 'Step Ahead' building.

In July 1995, my predecessor discussed in some detail the parks development proposals with (amongst other people and organisations) the Linwood Bowling Club Committee confirming fence heights and styles and the relocation of the soil facilities. No action has been taken since that time as no building consent or lease extension has been applied for and indeed may still be some time away. At that time, the landscape plan was not changed and I, being unaware of the proposal, continued to use the original plan in my subsequent letterbox fliers, except the May 1998 flier which deleted most details as that particular flier was specific to the rose garden and Gilby Street alleyway. The rest of the details were purposely deleted so residents could concentrate on the matters at hand.

The Gilby Neighbourhood Improvement Plan of February 1996, from which the landscape plan was taken, also discussed the extra car parking and actually had a comment on the proposal regarding relocating the bowling club and greens onto what is now the extension, and Beverley Park extended onto the bowling club site along Stanmore Road.

Board members will be aware of the other major concerns regarding this park over the period of 1996-98 which understandably took priority and a considerable amount of public consultation.

I personally apologise for the size not being represented properly on the subsequent information pamphlets.

The current information regarding the soil shed comes as a result of meetings between Board members, staff and representatives of the residents' association dating from July 1998 (Anna Crighton, Denis O'Rourke Gilby Residents group walkabout) and August 1998 informal meeting (Anna Crighton, Bob Todd, Robyn Kiltie) where a number of matters were discussed, including the soil shed. As a result of these meetings, I confirmed the Bowling Club's intentions. I believe that consultation has taken place.

For members information, the following may be of value:

Total (grassed) extension	6045m ²	
Proposed native garden without any shed in it	1280m ²	(21% of total)
Area of understatement of shed	60m ²	(1% of total and 4.7% of native area)

The discussions I have held with Robyn Kilty have identified two alternatives for siting the shed. In the residents' association newsletter, the shed is shown as 8m x 6m and halfway down the boundary. This was published without consultation with the bowling club. The club have shown that because of the layout of their greens, the south east corner of the park is the only site suitable. This would mean that the native garden proposed would need to be 3-4m out from the east boundary to allow infrequent vehicle access to the building.

The residents' association proposal is attached and members will be able to ascertain for themselves whether the native garden will be compromised by being 4-10m further out in the park. It could be said that if we follow the same argument the Heritage Rose Garden and Native Garden should not proceed because they too were not on the letterbox fliers. Please note that the residents' association has on a number of occasions questioned the need for goal posts (for informal games), so I take from that, that the gardens have always taken priority for space over active play areas.

My opinion is that the position and size of the soil shed (maintenance building) can be accommodated in the landscaping proposal.

If it is still of concern, an alternative is to lease the whole eastern (10m) strip to the club. A new fence is proposed, so this would not incur any extra expense to the Council.

The Englefield Residents' Association also wanted an update on the landscaping of the Gilby Street alleyway. Discussions are still being held with the resident concerned and it is hoped that agreement on a few finer details can be reached soon so that the planting of the Ginkgo trees can proceed this winter. The Residents' Association would be aware that the Board have again supported initiatives in Beverley Park through their Project Funds for next year to complete the development as agreed through many meetings over the past few years.

Recommendation: That this report be sent to the Englefield Residents' Association for comment.

**Chairman's
Recommendation:** For discussion